

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, January 2, 1964

The regular meeting of the Planning Board was called to order by the Chairman, Russell H. Fink, at 7:30 P.M., January 2, 1964.

### ROLL CALL

Present: Commissioners Campbell, Fink, Houston, Longenecker, Manz, Reynolds—6.

Absent: Commissioner Manson, Miller—2.

### PUBLIC HEARING

Z-121-63

Mr. Thomas Hummer was present and spoke in favor of his petition to rezone property at the N.E. corner of Joshua and Miller Road from "A" One Family Residence District to "H" Light Industrial District. The property was zoned commercial in the township and while he was in service it was annexed to the City and reverted to the one family residence district. He would like to use the property for a body shop.

The matter was referred to the Zoning Committee.

### ZONINGS

It was moved and supported, that the petition by Industrial Welding to rezone property at 2200 Olds Avenue from "H" Light Industrial and "J" Parking Districts to "J" Parking and "H" Light Industrial Districts be tabled because only six members were present and Commissioner Campbell abstained from voting, therefore, there would not be the requisite number of six members to recommend a rezoning.

Motion carried.

It was moved and supported, that we recommend to the City Council, that the petition by Dr. Robert D. Rice to rezone Lot 2, Re-Subdivision of Lot 1, Block 32, and Lot 13, Block 31 of Elmhurst Subdivision #1, County of Ingham, City of Lansing, (1221 W. Mt. Hope Avenue), from

"A" One Family Residence District to "D-1" Professional Office District be not granted for the following reasons:

1. There is not adequate space for parking at this site.
2. Ingress and egress onto Mt. Hope Avenue would cause traffic problems.

Adopted by a 6 yeas and 0 nay vote.

Z-120-63

It was moved and supported, that we recommend to the City Council, that the petition by Karl A. Vary to rezone the North 150 feet of Lot No. 64, Lot 66 and the North 100 feet of Lot No. 67, Battenfield Subdivision, City of Lansing, Michigan, (5115 S. Pennsylvania Avenue), from "A" One Family Residence District to "H" Light Industrial District be denied. The Board further recommends that Lots 64, 65, and the West 58 feet of Lot 66, Battenfield Subdivision, City of Lansing, County of Ingham, Michigan, be rezoned to "H" Light Industrial District, and that the remaining portion of Lot 66 and the North 100 feet of Lot 67, Battenfield Subdivision, City of Lansing, be rezoned to "J" Parking District. Where the "J" Parking District abuts a residential use the petitioner shall construct a 5 foot redwood fence except for a 20 foot set-back on Barr Street.

Z-SS-A-63

It was moved and supported, that the proposal by the Planning Staff to rezone the Rose Hill property West of Waverly Road, approximately 142 acres of open land, from "A" One Family Residence District to "AA" One Family Residence District be tabled for 60 days for further study by the Board.

Motioned carried.

It was moved and supported, that the following resolution be adopted:

Whereas; the City of Lansing intends to carry out an Urban Renewal Project known as Project No. 1, Michigan, R-87, and

Whereas, an Urban Renewal Plan has been prepared for the project area setting forth the proposed uses and the restrictions for development within the area; and

Whereas, as part of the Urban Renewal Plan certain public improvements are planned affecting streets, utilities, parks, parking, and the Community College; and

Whereas, the Municipal Planning Commission Act of the State of Michigan Act 285, Public Acts of 1931, provides that where a Municipality has adopted a Master Plan, all public improvements shall be submitted to and adopted by the Commission; and

Whereas, a Master Plan has been prepared and is recognized and used as a guide for the general development of the City as a whole;

Therefore, be it resolved by the Planning Board of the City of Lansing;

1. That the undertaking of the Project will eliminate blight and deterioration from the Urban Renewal Area.
2. That it is hereby found and determined that the planning proposals for the Project Area conform to said Master Plan of the City.
3. That the zoning proposals as presented in the Urban Renewal Plan and the proposal to accomplish necessary rezoning prior to disposition of project land are hereby approved by the Planning Board of the City of Lansing.
4. That it be hereby recommended to the City Council of the City of Lansing that the Planning proposals for Urban Renewal Project No. 1 be approved.

Adopted by a 6 yea and 0 nay vote.

A letter from Governor Romney relative to the Capitol Development Area was received and placed on file.

It was moved and supported, that the tentative plat of Sunset Hills be tabled until the next meeting.

Motion carried.

The Board considered the proposed extension of Viking Road, through to Victor Avenue.

It was moved and supported, that we recommend to the City Council that Viking Street be extended through to Victor Street for the following reasons:

1. Extension of this street would open up the area south of Victor Avenue, as Victor has no intersecting streets extend-

ing south between Pleasant Grove Road and Deerfield Avenue, a distance of one-half mile. The Parks Department wishes to see this street extended, as it will make the park property more accessible to people in the area.

2. This street if extended would also give a more direct route for students attending Dwight Rich High School.
3. Development is moving quite rapidly along Victor Street. If the City shows no indication of utilizing Outlot C in the near future, as a street or entrance to the park property, there are no regulations to prevent the developer from building on this outlot, as it was exempt from the plat dedication.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported, that the request by Shell Oil Company to relocate the alley at Pennsylvania and Sheridan, west of and parallel to Pennsylvania, north of Sheridan, be tabled until the next meeting of the Planning Board.

Motion carried.

The Board considered the referral of the offer of J. DeMarco, 600-602 S. Pennsylvania Avenue, to purchase City Property lying between his property and the New York Central right-of-way. The Board considered the referrals from Public Service Department, Traffic Department, and the Board of Water and Light. No objections to the proposed vacation were raised providing easements for utilities were maintained.

It was moved and supported, that the parcel be offered for sale, specifying minimum price and subject to present and future utility easements.

Adopted by a 6 yea and 0 nay vote.

A referral from City Council of the letter from Francis N. Fine enclosing sketch pertaining to Outlot D, Bel Air Meadows Subd., No. 1, i.e. splitting outlot into 5 parts, was received and referred to the Streets Committee for report at the next meeting.

A referral from City Council of offer to City to purchase property at the N.W. corner of Kalamazoo Street and Capitol Avenue was referred to the Buildings and Property Committee.

Revision of the Rules of Procedure were referred to the Executive Committee for review and report at the next meeting.

The Director presented the Tentative Budget for the year 1964-1965. It was referred to the Finance Committee.

It was moved and supported, that the Board contact the Housing and Home Finance Agency requesting a presentation on the Community Renewal Program.

Motion carried.

It was moved and supported, that the statement of Abrams Aerial Survey, for surveying control work on the topographic maps developed for the central business district study, in the amount of \$567.00 be paid.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported, that the Staff be directed to cooperate in the coordination of plans and aid in the provision

of necessary services needed for the development of the Capitol Development Plan.

Adopted by a 6 yea and 0 nay vote.

Commissioner Reynolds made a report on the progress of the Capitol Improvements Program.

It was moved and supported, that the meeting date of the Planning Board be changed to meet on the first Tuesday of each month. This will become effective March 3, 1964.

Adopted by a 6 yea and 0 nay vote.

The meeting adjourned at 11:00 P.M.

RAYMOND C. GUERNSEY,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, January 23, 1964

The Special Meeting of the Planning Board was called to order by the Chairman, Russell H. Fink, at 7:30 P.M., January 23, 1964.

### ROLL CALL

Present: Commissioners Campbell, Fink, Houston, Longenecker, Miller, Reynolds—6.

Absent: Commissioners Manson, Manz—2.

Formal acknowledgement and appreciation to former Board members David Buhl and Jack Ridenour for having served for one and six years respectively was given.

Discussion was held on the proposed Community Renewal Program involving its scope and the possible use of data processing in its development. A work outline for the Community Renewal Program is presently being prepared by Vilican Leman as Consultants to the Planning and Redevelopment Departments.

The Community Services Council represented by Mrs. Mary Black, President of the Community Services Council, Perry Katz, Executive Director of the Community Services Council and Mr. Salvatore Sagolla, Executive Director of the United Community Chest, discussed the proposed priority study which the Community Services Council will undertake this coming year. Coordination between the physical and social planning for the community were the main topics of discussion.

The proposed change of Planning Board Meeting date was discussed. The proposed change involves a change in the Board's Rules of Administrative Procedure. The Board discussed that the matter be placed on the February Meeting Agenda for consideration.

The Director presented a report on the status of the hiring of consultants for a traffic study of the S. W. portion of the City.

It was moved and supported, that final approval be given Budget for 1964-65 and request arrangements be made for to carry over unexpended portion of funds allocated in 63-64 budget for completion of Central Business District Study.

Adopted by a 6 yeas and 0 nays vote.

It was moved and supported, that the Tentative Plat of Woodside Park be tabled until the next meeting to allow on-site inspection by the entire Board.

Motion carried.

It was moved and supported, that the tentative plat of Sunset Hills be approved subject to the following conditions:

1. Dedication of Northwest Avenue by all abutting property owners.
2. Acquiescence of said party owners to assessability or improvements.
3. Completed arrangements for easement of Haze Drain.
4. Provision for relocation of 15 inch sanitary sewer.
5. Deed to City of Lansing for Tecumseh River Drive. This is to be tendered by the owners concurrent or prior to final plat application.
6. That part of proposed plat less than 820 feet elevation should be rejected for building purposes. Re: Act No. 150 P.A. Of 1961, Section 194.
7. Dedication of additional 17 feet of R.O.W. along Delta River Road.
8. That the Board of Education accept assessment liability for street improvements.

Adopted by the following vote—6 yeas and 0 nays.

It was moved and supported, that the tentative plat of Marscot Meadows be approved subject to the following conditions:

1. That Secor Street be stubbed to the east.
2. That necessary easements for all utilities be provided.
3. City water and sewer be provided for each lot in conformance with the City of Lansing standards.

Adopted by a 6 yea and 0 nay vote.

It was moved and supported, that the tentative plat of Heritage Arms Subdivision be approved subject to the following conditions:

1. An additional 17 feet be dedicated for right-of-way along Washington Avenue.
2. Increase Heritage Way to 66 feet right-of-way.

3. Increase the radius of the cul-de-sac to 60 feet with a 40 feet curb radius.
4. Provide outlet to Palmer Street for storm sewer as required by Public Service.
5. Provide easement to Palmer Street for sanitary sewer as required by Public Service Department.
6. City water and sewer be provided for each lot in conformance with the City of Lansing standards.

Adopted by a 6 yea and 0 nay vote.

The meeting adjourned at 11:00 P.M.

RAYMOND C. GUERNSEY,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, February 6, 1964

The meeting called to order by the Chairman, Russell H. Fink, at 7:30 P.M. February 6, 1964.

### ROLL CALL

Present: Commissioner, Campbell, Fink, Houston, Longenecker, Manson, Manz, Reynolds—7.

Absent: Commissioner Miller—1.

The minutes of the regular meeting of December 5, 1963 and January 2, 1964 were approved.

### PUBLIC HEARINGS

Z-2-64

Mr. Max Murningham of Midway Realty represented Dr. Robert Drews in his petition to rezone property at 1912 Denora Street and 838-40 E. Mt. Hope Avenue from "B" One Family Residence District and "J" Parking District to "D-1" Professional Office District and "J" Parking District. Mr. Murningham said there would be extensive remodeling and a paved parking area. He pointed out that the church across the street does not have adequate parking and they would be able to use this parking lot and thus get a lot of cars off of the street. He said this was an ideal location being only 8 blocks away from the hospital. Also, the property has grown up with weeds and is not attractive. Mr. Paul Uptegraft, 1917 Donora Street asked questions concerning the parking on Donora Street.

The matter was referred to the Zoning Committee.

Z-1-64

Mr. Donald Hines, attorney, represented Ed's Refinery Service, Inc., in their petition to rezone property at 3601 S. Cedar Street, (S. E. corner of Glendale Avenue and S. Cedar Street), from "E-1" Drive-In Shop District to "E-2" Drive-In Shop District. Mr. Hines pointed out that the petitioner's gas station was conforming until May, 1960 when the zoning ordinance was

amended to add a new classification of "E-2" specifically for gas stations. Now the petitioner desires to rebuild the gas station facilities but cannot do so unless the property is properly zoned.

The matter was referred to the Zoning Committee.

Z-3-64

Mr. Joseph Foster, attorney, represented Renaud Plastics in their petition to rezone property at 5656 S. Cedar Street from "A" One Family Residence District to "H" Light Industrial and "J" Parking Districts. Mr. Foster said that the property had been conforming before being annexed to the City but had reverted to the "A" One Family Residence District at the time it was annexed. The company would like to construct an addition at the present time and provide parking.

The matter was referred to the Zoning Committee.

Z-4-64

Mr. James B. Rathbun spoke in favor of his petition to rezone property at 427 N. Butler Blvd., From "C" Two Family Residence District to "D-1" Professional Office District. Mr. Rathbun stated that he had his insurance company in the home for many years and had conformed under the home occupation section of the zoning ordinance. However, now he would like to move and he also needs more room for the business. He will continue to operate his business from this address.

The matter was referred to the Zoning Committee.

Z-5-64

Mrs. Maxine Eyestone was present and spoke in favor of her petition to rezone property at 903 W. Michigan Avenue from "C" Two Family Residence District to "D" Apartment District. They would like to sell the property and they feel it would be more advantageous to have it rezoned.

They would have plenty of parking space to convert it to a 4-unit building. They are only two blocks from the Capitol Development Area and  $\frac{1}{2}$  block from a commercial area. Directly across the street is a Lansing Business University girls dormitory.

The matter was referred to the Zoning Committee.

Z-6-64

Mr. Byron T. Bradley spoke in favor of his petition to rezone property at 2721 N. Grand River Avenue from "A" One Family Residence District to "D" Apartment District. He said he would like to remodel the inside of the house and use it for his mother and also for renting.

The matter was referred to the Zoning Committee.

Z-7-64

A petition by the Central Free Methodist Church to rezone property from "D-1" Professional Office District to "J" Parking District was referred to the Zoning Committee. When Jefferson becomes a one-way trunk line, the people will no longer be able to park on the street. The City is buying the east 112 feet of the property that they had for parking and they are trying to replace it. The only possibility is to go across the street for land to develop for parking.

The matter was referred to the Zoning Committee.

Z-8-64

A petition by Keith Granger to rezone property at the S.W. corner of S. Cedar Street and Jolly Road from "A" One Family Residence District to "F" Commercial District was referred to the Zoning Committee.

Z-9-64

A petition by the Pennway Church of God to rezone property at 4207 Alpha Street from "J" Parking District to "B" One Family Residence District was referred to the Zoning Committee.

## ZONINGS

Z-112-63

It was moved and supported that we recommend to the City Council that the petition by Lester C. Foote to rezone that part of Lots 1, 2, 3, and 4, of Block 196 of

the original Plat to said City of Lansing, described as: commencing at a point 9 rods south of the N.E. corner of Lot 1, of Block 196 of the Original Plat of said City of Lansing and running thence North 60 feet, thence West 79 feet, thence North 5 feet, thence West 36.8 feet, thence North 42.5 feet, thence West to the Grand River, thence southerly along said Grand River to a point due West of the point of beginning, and thence East to the point of beginning and also the North 41 feet of Lot 4 of said Block 196, except the East 9 feet thereof. (1010 S. Washington Avenue), from "F" Commercial District to "G-2" Wholesale District, be granted.

### Houston Minority Report.

I believe warehousing would be a detriment if located in the area directly in the area where the new apartment building is located. If we are to grant this petition we have no guarantee of what kind of warehousing will go in this area. I would rather see a higher use classification in this area. The commercial establishments on Washington Avenue wishes to expand, they are of the opinion that they would not like to see this in the area. If we could develop "D-M" Multiple Dwelling it would take out much of the sub-standard housing in the area it would benefit both aesthetically and tax-wise.

Lost by the following vote:

Yeas: 4.

Nays: 2.

Z-113-63

It was moved and supported that we recommend to the City Council that the petition by Lester C. Foote to rezone the East 159 feet of Lot 5, Block 195, Original Plat, City of Lansing, Ingham County, Michigan (1116 S. Washington Avenue), from "F-1" Commercial District to "G-2" Wholesale District be not granted. The Board believes that the change would be detrimental to the established pattern, zoning has an obligation to protect existing development and a broader more intensive zoning on a spot basis is not warranted at this time.

Adopted by the following vote:

Yeas: 5.

Nays: 2.

Z-118-63

It was moved and supported that we recommend to the City Council that the petition by Industrial Welding, Inc., to rezone property legally described as: Outlot A, except that portion used for Olds Avenue, Lots 42 to 47 inclusive, except that portion of Lot 42 used for Olds Avenue,

and the South 37.5 feet of Lots 31 to 33, inclusive, all in Smith's Subdivision of Block 9, Townsend's Subdivision on North  $\frac{1}{2}$  of Section 20, T4N, R2W, City of Lansing, County of Ingham, Michigan, be zoned "H" Light Industrial District, except; the portion beginning at the Southeast corner of said property, thence North 120 feet, thence West 160 feet, thence South to the most Southerly property line, thence East along the most Southerly property line to the point of beginning and then beginning at the Northwest corner of said property, thence East 58 feet, thence South 38 feet, thence East 30 feet, thence South 59 feet, thence East 21 feet, thence South to the most Southerly property line and thence Northwest along the Southerly curve of the property line to the point of beginning and these portions to be zoned "J" Parking District (2200 Olds Avenue), be granted. The Board took into consideration that the property had recently been surveyed and discrepancies in measurements between the survey and the zoning district description prompted the request for rezoning to eliminate mathematical errors.

Adopted by the following vote:

Yeas: 6.

Nays: None.

Z-121-63

It was moved and supported that we recommend to the City Council, that the petition by Thomas V. Hummer to rezone property; commencing 55 feet east of S.W. corner Section 3, thence North 387.5 feet, East 167.75 feet, South 387.5 feet, West 167.75 feet to beginning; Section 3, T3N, R2W, City of Lansing, Ingham County Michigan, (N.E. Corner Joshua and Miller), from "A" One Family Residence District to "H" Light Industrial District be not granted. The Board took into consideration that the light industrial zoning at this location would begin a trend incompatible with the more desirable residential development. There are several districts throughout the City zoned for industrial use.

Adopted by the following vote:

Yeas: 7.

Nays: None.

Z-1-64

It was moved and supported that we recommend to the City Council, that the petition by Ed's Refinery Stations, Inc., to rezone Lots 11, 12 and 13, Edwards Glendale Heights Subdivision of the North 25 acres of the N.E.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of Section 33, T4N, R2W, City of Lansing, Ingham County, Michigan (3601 S. Cedar Street, Southeast Corner of Glendale Avenue and Cedar Street), from "E-1" Drive-

In Shop District to "E-2" Drive-In Shop District, be granted. The subject property became a legal non-conforming use when the "E-2" classification was adopted into the Zoning Ordinance, June 6, 1960. The mixed use to which these lots are exposed makes this land undesirable for less intensive use.

Adopted by the following vote:

Yeas: 7.

Nays: None.

Z-2-64

It was moved and supported that we recommend to the City Council, that the petition by Robert O. Drews to rezone the South 50 feet of Lot 6 and the West 15 feet of the South 50 feet of Lot 7, Holly-wood Subd., City of Lansing, Ingham County, Michigan, (1912 Donora Street and 838-40 E. Mt. Hope Avenue), from "J" Parking District to "D-1" Professional Office District be granted and Lot 11, Holly-wood Subd., City of Lansing, Ingham County, Michigan, be rezoned from "B" One Family Residence District to "J" Parking District, with ingress and egress on Donora Street, which is not a primary thoroughfare. It was suggested that ingress to the site be at the north and egress to the south. Screening to consist of a 5 ft. 6 in. redwood or cedar louvered fence along the south and west line of Lot 11 of the "J" Parking area except for a 25 foot set back on Donora Street. Low dense evergreen plantings along the north and east property lines except at ingress and egress points.

Adopted by the following vote:

Yeas: 7.

Nays: None.

Z-3-64

It was moved and supported that we recommend to the City Council, that the petition by Renaud Plastics to rezone; the Easterly 50 feet lying parallel to the East property line and the West 60 feet lying parallel to the West property line of the following described property commencing at a point 303.5 feet west and 455.7 feet south of the north  $\frac{1}{4}$  post of the S.E.  $\frac{1}{4}$  of Section 4, T3N, R2W, City of Lansing, Ingham County, Michigan, thence South 331.3 feet, thence East 390 feet, thence Northeasterly 191.0 feet to a point on the Westerly right-of-way line of S. Cedar Street and said point being 15 feet North of the South line, thence Northwest-erly along said right-of-way of Cedar Street, 65.7 feet to the point of curvature of a curve to the right having a radius of 4627.0 feet and a central angle of 21° 05' 30", thence along said curve right-of-way 270.6 feet more or less to a point due east

of beginning, thence West 466.4 feet to the point of beginning (5656 S. Cedar Street), from "A" One Family Residence District to "J" Parking District be granted with screening to consist of a dense evergreen planting, a 5 foot high masonry or redwood fence along the west property line to screen the "J" Parking area from the adjoining residential district, and the balance of the above described property be rezoned from "A" One Family Residence District to "H" Light Industrial District.

Adopted by the following vote:

Yeas: 7.

Nays: None.

S-14-63

It was moved and supported that tentative approval be given the preliminary plat of Woodside Park (Alternate No. 3), subject to the following conditions:

1. All lots be graded so that all storm water will drain therefrom.
2. City water and sewer be provided for each lot in conformance with City of Lansing standards.
3. A recorded utility easement be filed with the final plat.
4. Dunlap Street as shown be dedicated as a public right-of-way.
5. Lot dimensions be essentially as shown as submitted in Alternate 3.

Adopted by the following vote:

Yeas: 7.

Nays: None.

S-1-64

It was moved and supported that tentative approval be given the preliminary plat of Vagabond acres subject to the following conditions:

1. All lots shall be graded so that the water will drain therefrom.
2. City water and sewer be provided for each lot in conformance with City of Lansing standards.
3. A recorded utility easement be filed with the final plat.

Adopted by the following vote:

Yeas: 7.

Nays: None.

S-17-63

It was moved and supported that we

recommend to the City Council that the Final Plat of Sunset Hills No. 3 be approved subject to all utilities being installed in accordance with City standards.

Adopted by the following vote:

Yeas: 7.

Nays: None.

It was moved and supported that we recommend to the City Council, that the petition of Shell Oil Company to vacate an alley and accept deed for land to relocate same be allowed and the alley be relocated, and that deed acceptance be subject to width and radius standards as determined by the Traffic Department.

Adopted by the following vote:

Yeas: 7.

Nays: None.

It was moved and supported that we recommend to City Council approval of the general concept of park and parkways expressed in the study drawing done by the City Parks and Recreation Department, dated December 31, 1963. Final approval will be given in conjunction with the neighboring political jurisdictions. This approval is in line with item PR-140. Parkway Land Acquisition, in the 1964 Capital Improvements Program.

Adopted by the following vote:

Yeas: 7.

Nays: None.

It was moved and supported that the Capital Improvements Program for 1964-1970 be adopted by the Planning Board and the staff is directed to make the corrections noted and forward copies to the Mayor, Members of the City Council, and heads of all departments who submitted replies to our inquiry about their Capital Improvements Plans. It should be noted plainly on each copy of this report that this is the program recommended by the Planning Board and is still subject to the approval of the Mayor and Council.

Adopted by the following vote:

Yeas: 7.

Nays: None.

A general discussion was held on the need for a change in the rules of administrative procedure. The matter was referred to the Ordinance Committee for preparation of proposed changes to be referred back to the Board when completed.

In accordance with notification as required by the Administrative Rules of Procedure, it was moved by Commissioner Houston, supported by Commissioner Reynolds, that the Planning Board meeting be changed from the first Thursday of each month to the first Tuesday of each month.

Adopted by the following vote:

Yeas: 7.

Nays: None.

The Citizen's Petition that the Park Board purchase the Amiss Block Property for playground and buffer was discussed by the Board. No action was taken.

It was moved and supported that the staff and Executive Committee draw up a tentative program to City Council for the development of the Community Renewal Program (C.R.P.)

Mr. Devoice, Chairman of the Housing Committee of the N.A.A.C.P. requested information concerning problems related to relocation of minority groups.

It was moved and supported that a meeting be held to discuss community goals as related to future urban renewal in the city. A tentative date for this meeting was discussed for some time in March.

The meeting adjourned at 12:40 A.M.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Special Meeting, February 26, 1964

Meeting called to order at 7:35 P.M. by Chairman Manson.

Present were: Chairman Campbell, Houston, Longenecker, Manson, Manz, and Reynolds—6.

Absent: Chairmen Miller and Fink—2.

Approval of the minutes was delayed until the next regular meeting.

Mr. Manson stated that it was his understanding that when we started these meetings in mid-month that we were to move forward to future planning. The agenda tonight was on current planning, and it seemed we work twice as hard as before and he believed in the future wherever possible to carry on active planning the first board meeting of the month and future planning at the mid-month meeting. If we can't move forward to future planning he would like to cancel the second meeting.

Z-9-64

Moved that the Board recommend to the City Council that the petition by Pennway Church of God to rezone property from "J" Parking to "B" One Family District located at 4207 Alpha Street be approved.

Adopted by unanimous vote.

The Planning Director presented a staff report indicating tentative plans for the development of the Boys Vocational School site. The matter was referred to the Building and Properties Committee and the Streets Committee.

Mr. Meyer, Senior Planner, presented a staff report on the proposed Willow Street re-alignment. It was moved that the proposed transfer of land and re-alignment be approved.

Adopted Unanimously.

Dr. Forrest Averill, Superintendent of the Schools for the Board of Education;

Mr. Charles Hayden, Director of Parks and Recreation; Mr. Ted Haskell, Assistant Director of Parks and Recreation; Councilman Frank Perrin, Council Planning Committee; Mr. Leonard R. Farber and Mr. Howard Binko of the Rose Hill Development Corporation attended the meeting to discuss proposed plat at Riverside Park. After considerable discussion it was moved that the tentative plat be approved subject to the following conditions:

1. The land indicated on the tentative plat as desirable for Park and Parkway Drive should be made available to the City for a price agreeable to the City Council (approximately 13 acres) with a one year option.
2. No private access will be permitted to the river parkway.
3. The street parallel to and servicing the lots adjoining the proposed river parkway should have a 60 ft. right-of-way. This street should be in alignment with the east-west streets at the north side of the plat and should extend to the southern edge of the plat for future extension.
4. A school park site approximately as shown should be made available to the respective Boards in accordance with Rose-Hill Builders letter of February 11, 1964 to the City Council:

"We will sell the City for a park site and to the Board of Education a school site totalling approximately ten acres at \$3,500 an acre, providing Holmes Road is not to be extended West of Waverly. If Holmes Road is to be extended West of Waverly we will sell the aforementioned ten acres to the City and Board of Education at whatever acreage price the Lansing Boat Club will sell to the City or to the Board of Education the approximately nine acres (estimated by the City Planning Department) owned by them. It is our understanding that should the Boat Club sell to the City or to the Board of Education this acreage, the Purchaser (The City or the Board of Education) will, in turn, sell that portion lying north of our property and south of the south line of Holmes Road to

us at their purchase price and we, in turn, will sell our ten acres (five acres each) at that price to them. If we acquire the acreage directly from the Boat Club, we will sell the ten acres (five acres each) at that price per acre to the City and Board of Education. It is our further understanding that should this acreage be acquired from the Boat Club, the City of Lansing will annex said acreage so that it may be subdivided by us and serviced by the city's utilities and further that the City will improve at its expense Holmes Road."

5. Stub streets shown should be dedicated and improved to city standards. Cul-de-sac should have 50 ft. right-of-way.
6. All corner lots including those adjacent to stub streets should have a minimum of 70 ft. frontage and 110 ft. depth.
7. Dedication of sufficient land to provide 50 right-of-way feet west of the corner line of Waverly Road, this required for major street purposes.
8. The 100 ft. street easement from Waverly Road to the proposed parkway is acceptable either of two ways: 1) As a conventional street with a 39 ft. roadway and wide parkway, or; 2) As a boulevard with two 24 ft. roadway and 24 ft. median.

If alternate 2) is accepted, the following conditions should apply:

- a. Developer should provide \$1,200 for planting and construction according to a plan approved by Lansing Parks Department.
- b. Developer may furnish a sprinkler system whose design is approved by Lansing Public Service Department.
- c. City of Lansing should assume maintenance of entire median strip.
9. Lots abutting parkway should not be less than 80 ft. frontage.
10. Developer is urged to consider the benefit to himself and the community of the

installation of underground electric and telephone utilities. This is especially desirable West of the school site.

11. Street names should be submitted for routine check prior to filing final plat.

Letter to this effect is to be sent to Rose Hill Builders. Motion supported.

Adopted, unanimously.

Information on the Community Renewal Program was presented to the Board members. The Planning Director presented a rough draft of the tentative program for a city-wide community renewal study. It was moved by Mr. Manson that the Board forward a letter to the City Council explaining the tentative program and requesting that the Council advise the board on the merit of proceeding with the movement at this time.

Passed unanimously.

The Planning Director requested that a policy regarding the forwarding of letters to the City Council after the Planning Board meetings be established. General agreement was reached that the Planning Director use his discretion as to which letters would have a priority. The committee chairmen are to notify the Planning Director if they wish to have particular matters given immediate consideration.

Mr. Houston presented a Streets Committee report on the State Highway Department's progress on I-496.

The Planning Director reported that he had received a request from the City Council requesting the board's disposition on the zoning study for the area West of the State Capitol. The matter was referred to the Zoning and Ordinance Committees for analysis to be presented at the regular meeting in March.

RAYMOND C. GUERNSEY,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, March 4, 1964

Meeting was called to order at 7:35 P.M.  
by Chairman, Russell Fink.

Roll Call: Messrs. Campbell, Fink, Hous-  
ton, Manson, Manz, Reynolds and Mrs.  
Longenecker—7.

Absent: Mr. Miller—1.

### PUBLIC HEARINGS

#### Zonings

Z-15-64

Mr. John Pasichnyk of 2105 W. Holmes  
appeared in behalf of his petition to rezone  
property at 2105 W. Holmes Rd. from "A"  
One Family Residence District to "F"  
Commercial District. The matter was re-  
ferred to the Zoning Committee.

Z-16-64

Mr. Raymond Joseph. Attorney, repre-  
senting Bishop Joseph H. Albers in trust  
for the Catholic Diocese of Lansing re-  
quested that his hearing be postponed until  
the next regular meeting. The matter was  
tabled until the next meeting.

Z-17-64

Mr. Barstow S. Root of 750 Edgemont  
Blvd. appeared in behalf of his petition to  
rezone property at 3915 North Grand River  
from "A" One Family Residence to "D-M"  
Multiple Dwelling District. Matter was  
referred to the Zoning Committee.

Z-10-64

The petition was tabled for further clari-  
fication.

It was moved that the remainder of  
the zoning hearings Z-14-64, 2634 No. Grand  
River Avenue from "A" One Family Resi-  
dence District to "F" Commercial District  
and Z-18-64, 5301 So. Pennsylvania Avenue  
from "A" One Family Residence District to  
"F" Commercial District be referred to the  
Zoning Committee. No persons interested  
in these petitions were present.

### BUSINESS SESSION

The minutes of the special meeting of the  
Planning Board on January 23, 1964 were  
read and approved.

#### Zonings

Z-4-64

Moved and supported that the petition to  
rezone lot at 427 N. Butler from "C" Two  
Family Residence District to "D-1" Pro-  
fessional Office District be denied as the  
petitioner had signed a five year lease and  
does not intend to maintain his office on  
the subject property; the extension of non-  
residential use in this area is not a proper  
land use; the limited size of the site pre-  
vents the development of adequate parking  
facilities and an isolated district would be  
created.

Motion carried unanimously by the follow-  
ing vote:

Ayes: 7.

Nays: None.

Z-5-64

Moved and supported that the petition to  
rezone property at 903 W. Michigan from  
"C" Two Family Residence District to "D"  
Apartment District be denied as the struc-  
ture limitation of the present size prevents  
the development of off-street parking faci-  
ties; increase in density would contribute  
to over-use of land and buildings.

Motion carried unanimously by the follow-  
ing vote:

Ayes: 7.

Nays: None.

Z-6-64

Moved and supported that the petition to  
rezone a parcel at 2721 N. Grand River  
Avenue from "A" One Family Residence  
District to "D" Apartment District be  
denied and that the North 225 feet of this  
lot be zoned "D-M" Multiple Dwelling Dis-  
trict with the rest of the area remaining

in "A" One Family Residence District. This land is now used as multiple family. The Master Plan indicates area as medium density. Deep set back can buffer traffic noise and dirt on Grand River Avenue and the multiple residence could act as transition between commercial on East and single family residence on the West.

Motion carried unanimously by the following vote:

Ayes: 7.

Nays: None.

Z-7-64

Moved and supported that the petition to rezone property at 117 E. Jefferson St. from "D-1" Professional Office District to "J" Parking District to be used in conjunction with the church at 828 N. Washington be granted. The zoning in the area is "D-1" Professional Office District. Two family homes make up the large percentage of the block usage where the subject property is located. The church parking lot East of the church on the South side of Jefferson bordering the river is being purchased by the City for the extension of Grand Avenue. Structures should be removed from the site and proper screening and lighting provided. Access to the parking lot should be directional with ingress on Grand Court and egress on to Jefferson Street. Screening to consist of a 5 ft. high cyclone type fence with dense evergreen plantings around the entire area of the "J" Parking District except at ingress and egress points. Lighting to be 2/10 lumen light per square foot.

Motion carried unanimously by the following vote:

Ayes: 7.

Nays: None.

Z-8-64

At the request of the Board, Mr. Keith Granger appeared and discussed his proposed dry cleaning and washing establishment with a gas service pump as a customer attraction to be located on his property at the Southwest corner of Cedar and Jolly Road. Mr. Granger requested a variance from the original zoning as petitioned. It was recommended that Mr. Granger forward a letter to the City Council requesting an amendment of his original zoning petition.

Moved and supported that the petition by Keith B. Granger to rezone property at the Southwest corner of Cedar St. and Jolly Road from "A" One Family Residence District to "F" Commercial District (original petition) be denied.

The Planning Board further recommends that a portion of the property described as:

Commencing on the South line of Jolly Road, 308 feet West of the S.W. corner of Cedar St. and Jolly Rd. thence South 311 ft. thence West 200 ft. thence North 311 ft. to South line of Jolly Road, thence East 200 ft. on the South line of Jolly Rd. to beginning T3N, R2W, City of Lansing, Ingham County, Michigan except the South 135 ft. of the East 140 ft. thereof.

be rezoned from "A" One Family Residence District to "J" Parking District and the:

South 135 ft. of the East 140 ft.

be rezoned from "A" One Family Residence District to "F" Commercial District.

The motion carried unanimously by the following vote:

Ayes: 7.

Nays: None.

Z-68-63

Mr. Campbell, Chairman of the Zoning Committee, presented his committee's recommendation, with which the Ordinance Committee concurs, that the following report recommending the approval of the petition by J. B. Grammatico to rezone 321 N. Butler Blvd. from "C" Two Family Residence District to "D-M" Multiple Dwelling District be granted. The following report on zoning for the area West of the Central Business District be forwarded to City Council (report on file in Planning Department).

Approved unanimously by the following vote:

Ayes: 7.

Nays: None.

Z-A-64 (Ref. Z-20-63)

A letter from Mr. Max Ford requesting reconsideration of his petition in that he would like his building set-back the same distance from the line as the one adjacent to him with the parking in the rear of his property located in the 200 block of No. Clippert Street together with the Staff analysis was taken under advisement.

Moved and supported that the thirty foot "J" Parking District in front of Mr. Ford's property in the 200 Block of N. Clippert Street described as:

Lot 52, Alamo Heights

be rezoned to "F" Commercial District and that the set back be 25 ft. to conform with the adjacent building.

Adopted unanimously by the following vote:

Yeas: 7.

Nays: None.

Z-11-64

Moved and supported that the petition from Lansing Pool and Supply Company to rezone the property in the 6000 block S. Cedar Street described as:

Commencing on the East Section Line 579.2 ft. North of the S. E. corner of Section 4, T3N, R2W, City of Lansing, Ingham County, Michigan, thence West 425.2 ft. to the Easterly line of former MUT R/w, thence South 21° 13' East 246.5 ft., thence Easterly 336.4 ft. to the East section line, North 230 ft. to beginning, except the East 125 ft. thereof

be rezoned from "A" One Family District to "G-2" Wholesale District.

The Board further recommended that the East 125 ft. of the following described property:

Commencing 171.87 ft. N. of the S.E. corner Section 4, T3N, R2W, City of Lansing, Ingham County, Michigan, thence N. 177.33 ft. thence Westerly 338.7 ft. measured (336 ft. deed) to the East R/w line former MUT R/w thence South Easterly 190.1 on said R/w, thence East 269.7 ft. parallel to South section line to beginning

be rezoned from "E-2" Drive-In Shop District to "A" One Family Residence.

It is believed that a change of zoning as requested would not be detrimental to the area and that the proposed use is appropriate at this site.

Adopted unanimously by the following vote:

Yeas: 7.

Nays: None.

Z-12-64

Moved and supported that the petition to rezone the lot containing 5980 square feet on the North side of E. Grand River Avenue between Otto and Maryland from "C" Two Family Residence District to "D" Apartment District be denied for the following reasons:

High density on single family lots causes problems of off street parking and jeopardizes pedestrian safety.

Adopted unanimously by the following vote:

Yeas: 7.

Nays: None.

Z-13-64

Moved and supported that the petition to rezone five lots containing 18,300 square feet on the northwest corner of Saginaw St. and Cleveland St. described as:

Lots number 1 through 5, F. C. Taylor's Replat of Dell's Subdivision

from "B" One Family Residence and "J" Parking to "F" Commercial be denied for the following reasons:

Lansing is now overzoned commercially. Six per cent of gross area is zoned commercial as compared to three to five per cent of the net developed area of fifty selected American cities.

Present mixed uses of non-residential nature are foreign to the residential nature of the area.

Extending commercial use at this point would weaken demand at other established commercial centers thus detracting from the general welfare.

Introduction of commercial on Cleveland Street is incompatible with present use.

Adopted unanimously by the following vote:

Yeas: 7.

Nays: None.

S-4-64

Moved and supported that the revised tentative plat of Midway Industrial Park No. 2 be approved subject to the following recommendations:

Improvement be installed in accordance with the requirements of the various public agencies involved.

That a street name be submitted for routine check prior to filing of final plat.

S-17-63

Moved and supported that action on the Sunset Hills Subdivision be postponed until the next regular meeting.

Adopted unanimously by the following vote:

Yeas: 7.

Nays: None.

Moved and supported that the request of the developer of Outlot "D" Bel Aire Meadows requesting 4 lot subdivision be created. (The parcel is designated Outlot "D", 330 x 99 located on the South Side of Cavanaugh Road extended, West of Lowcroft Street) be tabled. It was further requested that the staff check on the possibility of Burchfield being extended before the next meeting.

Adopted unanimously by the following vote:

Yeas: 7.

Nays: None.

V-1-64

Moved and supported that the petition to vacate alley located between 109 and 115 N. Clemens Street be tabled for thirty days.

Adopted unanimously by the following vote:

Yeas: 7.

Nays: None.

#### BUILDINGS AND PROPERTIES

Moved and supported that the property located East of the present Lincoln School known as park property be recommended for sale to coincide with the use and plans of the Board of Education for the sale of the building and that monies from the sale of the property be held in escrow until adequate consideration can be given to consider new areas for the establishment of more park property to serve this geographic area.

Approved by the following vote:

Yeas: 7.

Nays: None.

#### URBAN RENEWAL

Mr. Manson reported on Urban Renewal and advised that their plans were nearly complete and that brochures were tentatively approved. They hope to present the brochures with the model to Council the first week of April. He said an ad would appear in the State Journal announcing the hearing on Community Goals as Related to Future Urban Renewal Projects to be held Wednesday, March 18th at 7:30 P.M. in the Council Chambers. His committee suggests that between 100 and 150 invitation letters be mailed and that if all goes well this will serve as a point of departure for urban renewal.

He further remarked that Mr. Folkers was completing the applications to the

Federal Government. They have also asked the City Council to appoint a board for Mr. Folkers to report to. Councilman Buhl advised that the Council thought a board composed of four members at large, one from the Board of Education, one from the Planning Board, one from Public Service and one from the Board of Water and Light would be the best choice at this time with other board members used as alternates.

Further discussion was held on various phases, and then Mr. Manson informed the board that Mr. Folkers could hire additional help and this person would be available for assistance to the Planning Department.

#### ORDINANCE

Mrs. Longenecker reported for the Ordinance Committee. She noted that the Zoning Ordinance has been turned over to Council and is waiting for the Public Hearing.

Committee members have met with developers. Additional meetings will be held with members of different departments involved and Tri-County Regional Planning Commission staff before Public Hearing.

Policy and procedures committee meeting is scheduled this week and the committee will place their opinion before the board as soon as possible.

#### CAPITAL IMPROVEMENTS

Mr. Reynolds reported for the Capital Improvements Committee: they had a meeting with the Controller and believed some improvements could wait until next year, however, they would not have an exact picture until the meeting of the budget committee.

#### FINANCE

Mr. Campbell, in lieu of Mr. Miller, Chairman; had no report.

Mr. Fink reported that the property at the Boys Vocational School is Senate Bill No. 1306. He recommended that a letter be sent to Councilmen Buhl, Dean, and Potter expressing the Board's support of the land acquisition.

Recommendation by Mr. Manz seconded by Mr. Campbell that the City Council take every action possible to acquire this property for the Board of Education.

Passed unanimously by the following vote:

Yeas: Campbell, Fink, Houston, Longenecker, Manson, Manz and Reynolds—.

Nays: None.

### PLANNING DIRECTOR

The Planning Director reported that the consultants for the south west access problem will cost somewhere between 40 and 50 thousand dollars. The Traffic Director, the Planning Director, and the Public Service Director are going over three propositions and will make a recommendation to the Public Service Committee of City Council as requested.

A report on zoning policy—non conforming uses was distributed. Moved that the matter be referred to the Zoning Committee.

Adopted unanimously.

Mr. Houston reported on his meeting with the Community Services Council and advised that Mr. Douglas Nelson the District Manager is the Chairman of a 25 member committee, delving into the problem of relocation and this group wishes to work with the Board in this particular area. They are in the process of compiling a questionnaire. Mr. Houston reported that the Community Services, after compiling the data from the questionnaire will send us a copy from their New Orleans office at no charge.

Mr. Manson reported that the University Womens Club offered their services to us also.

An article in the State Journal about the Community Renewal Program proposal of this date was read.

The Planning Director reported on the Central Business District Study.

On the design phase, it was suggested that we devote a special meeting to this matter.

Mr. Manson suggested that we spend about \$11,000 now to get some immediate

action and answers to the program plaguing us on the down town area. This would enable us as rapidly as possible to report what our trends are. We believe we know what we want, but we need some one to write it down.

Mr. Houston told of the meeting on March 16th after Council meeting regarding the I-496.

The Planning Director requested the board allow one staff member to attend the meeting of the public and state health agencies in Ann Arbor, March 23 to 27. The topic will be the aspects of environmental health. The meeting will consist of 25 planners, 25 public service, and 25 health officers. They will furnish meals and lodgings. City to pay for transportation.

Moved and supported that one staff member be allowed to attend the meeting in Ann Arbor.

Passed unanimously.

Mr. Meyer advised that Mr. Charles Adrian is holding seminars at Michigan State for the next four or five weeks. Mr. Adrian is a Political Science Professor. Registration can be made at Kellogg Center, Room 8. There will be no fee to attend the seminar.

American Society of Planning Officials will have their meeting the week of April 4th.

Special meeting was set up for March 25th. Approved unanimously.

Meeting adjourned at 10:50 P.M.

RAYMOND C. GUERNSEY,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Special Meeting, March 18, 1964

### SPECIAL HEARING ON GOALS FOR URBAN RENEWAL

Council Chambers, 7:30 P.M.

Present were: Board Members Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Also present: Councilmen Buhl, Dean, Milks and Perrin; Winston E. Folkers, Director of Metropolitan Redevelopment.

Absent: Board Members Manz and Miller—2.

Meeting called to order at 7:35 P.M. by Chairman Fink.

The meeting was then turned over to the chairman of the Urban Renewal Committee, Mr. Manson, who presented the background of the redevelopment project No. 1.

Councilman Malcolm Milks commented on the general aspects of the redevelopment program.

Mr. Winston Folkers explained the proposed changes in Urban Renewal Project No. 1 particularly in the downtown area and the areas covered were shown on the map.

Mr. Manson commented on Redevelopment Project No. 1.

Mr. Fink outlined the Community Renewal Program study authorized by City Council. The city's share of the study represents one-third the total cost, the federal government's share will be two-thirds. The city's share of the cost of the program of \$19 to \$25 thousand a year over the next two years is presently being considered.

The meeting was recessed and questions from the audience were discussed.

Mr. Phillip Shirley of the Ingham County Health Department spoke in favor of the renewal program and indicated that Urban Renewal helped solve some of the problems considered health hazards; namely waste disposal, liquid disposal and housing. This particular project will eliminate the dumping of sewage into the Grand River in times of storm sewer overload in the project area.

Mr. R. S. Underhill representing the Downtown Business Association asked a question concerning Urban Renewal Project No. 1 and its relationship to the Central Business District.

Councilman Milks then explained the relation of the project and the assets it will add to the Central Business District.

Mr. Jack Griffin, 900 Cleveland Street representing the Community Improvement Committee commented on the needs for a similar type of program in other areas of the city particularly the North Lansing area. He indicated his group's concern with social problems and their interest in aiding in the cooperation of various community service groups to help solve some of the city's problems.

Mrs. William Shaw of 311½ N. Capitol Avenue commented on apartment buildings that she owns and is interested in disposing of.

Mrs. Pearl Kusse of 333 No. Capitol commented on her interest in the elderly and some of the problems they face in the renewal area (project No. 1).

Mr. Don Johnson, 103 E. Michigan representing Paramount News Company, asked questions concerning how long his operation could continue and where would he relocate.

Mr. Folkers, Metropolitan Redevelopment Director explained the position of the city and the processes that are involved in relocation.

Mr. E. Basel, 1700 Massachusetts Ave. commented on Urban Renewal planning as it affects the old Lansing High School. Mr. Basel recommended that the school be demolished.

Mr. Maurice E. Baldwin, 6247 Norburn Way, commented on the relationship between the city and the federal grants received by Urban Renewal.

Councilman Milks reported that the State of Michigan is sending to Washington more money than is being returned to the state through renewal and other grants.

Mr. Anthony Nosal, 2323 W. Holmes Road presented several comments regarding rezoning in the City of Lansing.

Mrs. Mary Black representing the Community Services Council congratulated the city on its initiative and indicated the

Council's concern with the relocation of individuals. She further commented on the interest of the Council in the development of good housing for all the citizens and expressed the Council's willingness to cooperate.

Mr. Robert Young of the Tri County Planning Commission commented that his commission is working with the planning and redevelopment agencies of the city and through the cooperation of other groups are intending to have a land use and transportation plan ready for adoption within three years.

Mr. Dubose, 214 Huron Street stated his concern for the area South of Main and East of Clare Street.

Meeting adjourned at 9:25 P.M.

RAYMOND C. GUERNSEY,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, April 7, 1964

Meeting called to order at 7:35 P.M. by  
Chairman Russell Fink.

### ROLL CALL

Present were: Messrs. Campbell, Fink,  
Houston, Manson, Reynolds and Mrs.  
Longenecker—6.

Absent were: Messrs. Manz and Miller—2.

Moved by Mr. Houston, supported by  
Mrs. Longenecker that the rules of pro-  
cedure be suspended.

Passed unanimously by the following  
vote:

Ayes: Campbell, Fink, Houston, Manson,  
Reynolds and Longenecker—6.

Nays: None.

Motion by Mr. Houston supported by Mrs.  
Longenecker that the new "Rules of Policy  
and Procedure" be adopted and put into  
effect as of this meeting.

Passed unanimously by the following  
vote:

Ayes: Campbell, Fink, Houston, Manson,  
Reynolds and Longenecker—6.

Nays: None.

### PUBLIC HEARING

Z-16-64

Mr. Ray Joseph, attorney for Bishop  
Joseph H. Albers in trust for the Diocese  
of Lansing, presented their request to re-  
zone property at 1800-1808 S. Pennsylvania,  
901-923 Mt. Hope and 1819-1827 Donora St.  
from "B" One Family Residence to "J"  
Parking and "F" Commercial for the  
purpose of erecting a medical building.

Matter was referred to the Zoning Com-  
mittee.

Z-19-64

No one appeared for the public hearing  
to rezone a parcel in the 5100 Block of  
N. Grand River Avenue described as:

The West 533 ft. of East 847.5 feet  
of that part of the North 80 Rods of the  
W. ½ of N. W. Fractional ¼ of Section  
6, T4N, R2W, lying South of Center  
Line of Grand River Avenue (U.S. 16)  
formerly Lansing Township, now City  
of Lansing.

From "A" One Family Residence District  
to "F" Commercial and "J" Parking  
District.

Moved by Mr. Manson, supported by Mr.  
Campbell that the matter be referred to  
the Zoning Committee. Passed unanimously.

Z-20-64

No one appeared for the public hearing  
to rezone a parcel at 135-136 on Fairway  
Circle and 139-140-141-142 Woodroff St.  
from "A" One Family Residence District  
to "D-M" Multiple Dwelling District.

Motion by Mr. Manson seconded by Mr.  
Campbell that the matter be referred to  
the Zoning Committee. Passed unanimously.

Z-21-64

No one appeared for the public hearing  
to rezone a parcel at 5205 S. Pennsylvania  
Avenue from "A" One Family Residence  
District to "F" Commercial District.

Motion by Mr. Campbell, seconded by  
Mr. Reynolds that the matter be referred  
to the Zoning Committee. Passed un-  
animously.

Z-22-64

No one appeared on the petition to rezone  
915 W. Allegan from "C" Two Family  
District to "D-M" Multiple Dwelling Dis-  
trict.

Moved by Mr. Campbell supported by Mr.  
Reynolds that the matter be referred to  
the Zoning Committee.

Z-23-64

Mr. Bill Walworth of Michigan National  
Bank appeared in behalf of their petition

to rezone the parcel at 920 E. Miller Rd. and vacant property East of Pennsylvania Avenue described as:

Commencing 57.75 feet West of intersection of the North line Section 10 and centerline of Pennsylvania Avenue thence West 179.1 ft. thence South 264 ft., thence East 179.1 ft., North 264 ft. to point of beginning in Section 10, T3N, R2W, City of Lansing subject to rights of the public on Miller Road.

Mr. Walworth indicated their interest in developing a drive-in bank on the site. Mr. Max Murningham of Midway Realty spoke in behalf of the petitioner.

Matter was referred to the Zoning Committee.

Z-24-64

No one appeared for the public hearing to rezone 415 W. Shiawassee St. and 323 No. Walnut St. from "D-M" Multiple Dwelling District to "D" Apartment District.

Motion by Mr. Campbell supported by Mr. Houston that the matter be referred to the Zoning Committee.

Z-24-64

Mr. Willis B. Churchill, 506 E. Miller Rd. appeared in behalf of his petition to rezone property at the rear of 1116 E. Mt. Hope and 1917 Alpha from "A" Residential to "H" Light industrial. Mr. Churchill stated that his business, lettering and carving of cemetery markers, had been established for fifty years and he had purchased this property a year ago. The children are allowed to use the South End as a baseball field.

Matter was referred to the Zoning Committee.

Z-26-64

No one appeared for the hearing to rezone the lot in the 600 block Poxson Avenue described as:

Lot 71, 39 ft. wide and 115.5 ft. in length in Duplex Park Addition, City of Lansing, Ingham County, Michigan,

from "H" Light Industrial District to "B" One Family Residence District.

Motion by Mr. Campbell, supported by Mr. Reynolds that the matter be referred to Zoning Committee.

Z-27-64

Mr. Clifford E. Stardevant, 1534½ Lyons St. appeared in behalf of his petition to

rezone 515 Samantha Street from "A" One Family Residence District to "H" Light Industrial District for the purpose of auto repair.

Matter was referred to the Zoning Committee.

Z-28-64

Mr. Albert Z. Breen, 1205 Cooper Ave. appeared in behalf of his petition to rezone the N. E. corner Willema St., and Pennsylvania Ave. described as:

The South 60 ft. of Lot 16, Battenfield Subd. No. 2

from "J" Parking District to "F" Commercial District to allow the erection of a gas service station.

Matter was referred to the Zoning Committee.

Z-29-64

Mr. John Pengborn representing Standard Oil Company Division of Amercian Oil Company appeared in behalf of their petition to rezone 206 S. Pine St. from "D-1" Professional District to "E-2" Drive-in Shop District for the purposes of redeveloping the service station site.

Referred to the Zoning Committee.

Z-30-64

Mr. Donald Hines, Attorney for General Motors appeared in behalf of their petition to rezone the southern part of a three block area bounded by Main St., Townsend, William and Pine Streets and the vacated Chestnut and Walnut Streets from "C" Two Family and "D-M" Multiple Dwelling District to "I" Heavy Industrial District. Mr. Hines explained that General Motors, Oldsmobile Division intends to expand to this area some time in the future.

Moved by Mr. Manson, supported by Mr. Campbell that the matter be referred to the Zoning Committee.

Z-31-64

Mr. George H. Coon, 712 W. Allegan appeared in behalf of his petition to rezone property at 533 S. Butler Blvd. from "C" Two Family Residence District (legal non-conforming) to "F" Commercial District. Mr. Coon stated that he had purchased the property in 1953 and it has been used for commercial purposes.

Matter was referred to the Zoning Committee.

Recess:

Mr. Robert G. Peterson, 4601 Devonshire read a prepared statement presenting his complaint against the noise from the Trantor Manufacturing. He presented pictures of the area surrounding his home and called the board's attention to Section 32 of the Lansing Zoning Ordinance.

Mr. Manson suggested that the board be furnished with a decibel rating of the sound for inclusion in the board minutes.

### BUSSINESS SESSION

#### Zoning Committee Recommendations

Z-5-64

Moved by Mr. Campbell, supported by Mr. Houston that we recommend to City Council the petition by Florence and Maxine Eyestone to rezone the lot at 903 W. Michigan Ave. from "C" Two Family Residence District to "D-M" Multiple Dwelling District be denied.

This single family home covers a high proportion of the lot. Yards are less than minimum. The 25 ft. required rear yard has been reduced to 3 ft. Conversion of a one family detached dwelling to multi-family use coupled with the above factors has generally signalled the beginning of blight. Present use of building as a two family constitutes reasonable use of land. There is no area available for additional off-street parking on the site. Lot size does not meet minimum standards for single family residence.

Approved by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

Z-10-64

Motion by Mr. Campbell, supported by Mr. Reynolds that we recommend to City Council the petition by Keith D. Hamilton to rezone 5436 S. Cedar St. from "A" One Family Residence District to "H" Light Industrial District be denied.

There are approximately 112 acres of open land in the vicinity of this parcel. The potential and the future plan indicated that the development should be residential. Unco-ordinated uses of property defeat the basic objectives of planning. Sporadic building tends to cut off access to interior land. This is a ribbon type development illogically placed; undesirable spot zoning. This type of use with the turning movements required, creates traffic hazards and tends to reduce traffic carrying capacity of roads. Light industry and residential districts are generally not compatible with one another.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

Z-14-64

Moved by Mr. Campbell, seconded by Mr. Reynolds that the Rules of Procedure be suspended and that Mr. Harry Thompson be allowed to speak in behalf of his petition.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

Mr. Harry Thompson appeared in behalf of his petition to rezone 2634 N. Grand River Avenue from "A" One Family Residence District to "F" Commercial District.

After some discussion it was moved by Mr. Campbell, seconded by Mr. Reynolds that we recommend to City Council the property be rezoned as follows:

The North 25 ft., the West 20 ft., and the South 25 ft. lying parallel to North Grand River Avenue of Lot 13, Supervisor's plat of Deihm Farms, City of Lansing, Ingham County, Michigan

be rezoned from "A" One Family Residence District to "J" Parking District and

the balance of Lot 13

be rezoned from "A" One Family Residence District to "F" Commercial District.

The board further recommends that the "J" Parking area be screened with a 5 ft. 6 in. redwood or cedar louvered fence with boards running perpendicular to the ground or a cyclone type fence five ft. high with dense evergreen plantings along the North line.

The property lies within the established commercial land use pattern. The zoning of this property could tend to up-grade the site, as the owner would be required to hard top the parking area and provide screening.

This motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

Z-15-64

Motion by Mr. Campbell supported by Mr. Reynolds that we recommend to City

Council the petition by Mr. John Pasichnyk to rezone the property at 2105 W. Holmes Rd. from "A" One Family Residence District to "F" Commercial District be denied.

The Board further recommends that the South 70 ft. of the North 135 ft. lying parallel to the North line of the following described property:

Commencing in the South line of Holmes Rd. at a point 33 ft. South and 358.6 ft. East of the North West corner of Section 32, T4N, R2W, City of Lansing, Ingham County, Michigan thence South 53° 40' West 199.25 ft., thence South 81.93 ft., thence North 63° 40' East 338.5 ft. to South line of Holmes Rd., thence West 112.96 ft. to point of beginning

be rezoned from "A" One Family Residence District to "F" Commercial District and

the balance of the above described property

be rezoned from "A" One Family Residence to "J" Parking District.

The Board also recommends that the North 65 ft. of the following described property:

Commencing 183.5 ft. East of the S. E. corner of Pleasant Grove and Holmes Rd., thence South to the Northerly line of the old N.Y.C. R.R. right-of-way thence Northeasterly along said right-of-way to the South line of Holmes Rd. to beginning.

be rezoned from "A" One Family Residence to "J" Parking District and the balance of the above described property be rezoned from "A" One Family Residence District to "F" Commercial District.

This change in zoning will allow compatible use of the land.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

Z-17-64

Motion by Mr. Campbell seconded by Mr. Reynolds that we recommend to City Council the petition by Barstow S. Root to rezone the property at 3915 N. Grand River Avenue from "A" One Family Residence to "D-M" Multiple Dwelling District be denied.

High density is promoted closer to the Central Business District. Area is predominately single family residential. High density in this area is out of character with the neighborhood. This is spot zoning.

Recent studies indicated that the potential demand for multiple dwelling does not require expansion of multiple family zoning in the area.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

Z-18-64

Motion by Mr. Campbell, seconded by Mr. Reynolds that we recommend to City Council petition by Charles E. Murphy to rezone property at 5301 S. Pennsylvania Avenue described as the W. 30 ft. and the East 5 ft. of:

Lots 31, 32 and the North one-half of Lot 33, Battenfield Subdivision, No. 2, City of Lansing, Delhi Township, Ingham County, Michigan

be rezoned from "A" One Family Residence District to "J" Parking District and

the balance of the above described property

be rezoned from "A" One Family Residence District to "F" Commercial District.

The Board further recommends that part of the "J" Parking area along the East property line, except for a 25 ft. set-back on Willemma St. be screened with a 5 ft. 6 in. redwood or cedar louvered fence with boards running perpendicular to the ground or a 5 ft. high cyclone type fence with dense evergreen plantings.

Present use is legal non-conforming by annexation and this is part of an area of mixed commercial uses of recent construction.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

Z-19-64

Motion by Mr. Campbell, seconded by Mr. Manson that the Rules of Procedure be suspended and that the recommendation of the board be considered at this time.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

After some discussion, moved by Mr. Campbell, seconded by Mr. Manson that

the petition by Nicholas J. Bardaville and Peter Theodoru to rezone property in the 5100 Blk. of N. Grand River Ave. from "A" One Family Residence District to "F" Commercial and "J" Parking District be tabled for 60 days.

Motion passed .

Z-20-64

Motion by Mr. Campbell, seconded by Mr. Reynolds that the Rules of Procedure be suspended and that the recommendation of the board be considered at this time.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

Motion by Mr. Campbell, seconded by Mr. Reynolds that we recommend to City Council that the petition by Elizabeth E. Webster, Trustee for Francis, Thomas, George and Howard Corr; to rezone the property at 135-136 Fairway Circle and 139-140-141-142 Woodruff St. be denied.

The proposed freeway and geographical features of the area provide a proper transition from the high density areas of single family use in conformance with the Master Plan. The adjacent land in the City of East Lansing is proposed for single family use. The traffic circulation pattern would increase congestion in a single family area.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

Z-21-64

Motion by Mr. Campbell seconded by Mr. Houston that the Rules of Procedure be suspended and the recommendation of the board be considered at this time.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

Motion by Mr. Campbell, seconded by Mr. Houston that we recommend to City Council the petition by Maurice E. Cole to rezone the property at 5205 S. Pennsylvania Ave. described as:

The West 25 ft. and the East 5 ft. of Lot 78 Battenfield Subdivision No. 3, City of Lansing, Delhi Township, Ingham Co., Mich.

be rezoned from "A" One Family Residence District to "F" Commercial District and that

Lot 77

remain in its present zoning classification.

The Board further recommends that the "J" Parking area should be screened with a 5 ft. 6 in. redwood or cedar louvered fence with boards running perpendicular to the ground or a cyclone type fence 5 ft. high with dense evergreen plantings along the East property line.

Present use is legal non-conforming by annexation and that is part of an area of mixed commercial uses of recent construction.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

Z-24-64

Motion by Mr. Campbell, supported by Mr. Houston that the Rules of Procedure be suspended and the recommendation of the board be considered at this time.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

Motion by Mr. Campbell, supported by Mr. Houston that we recommend to City Council the petition by Samuel Frankel, 745 Stoddard Building to rezone the property at 415 W. Shiawassee St. and 323 N. Walnut Street from "D-M" Multiple Dwelling District to "D" Apartment District be granted.

This site is within walking distance of the Central Business District and Lansing Community College. The zoning pattern is not established in this area. Property lies directly across from Ferris Park, and the new zoning ordinance proposes this area for high density.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

Z-30-64

Motion by Mr. Campbell, supported by Mr. Houston that the Rules of Procedure be suspended and the recommendation of the board be considered at this time.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

Motion by Mr. Campbell, supported by Mr. Houston that we recommend to City Council the petition by General Motors Corporation to rezone the Southern parts of three block area described in their petition bounded by Main Street, Townsend Street, William Street, and Pine Street and the vacated Chestnut and Walnut Streets from "C" Two Family Residence District and "D-M" Multiple Dwelling District to "I" Heavy Industrial District be granted except:

That part of Block 178 described as the South 48.5 feet of Lot 5 and the South 48.5 feet of the West one-half of Lot 4, and except the South one-third of Lot 6, and North one-third of Lot 7 of Block 180, Original Plat, City of Lansing, Ingham County, Michigan.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

### STREETS COMMITTEE

Bel Aire Meadows, Outlot D.

Motion by Mr. Manson, supported by Mr. Campbell that we recommend to City Council the developers request for 4 lot subdivision located on the South side of Cavanaugh Road extended, West of Lowcroft Street be denied.

Proposed lots face a dead end, unimproved, half street. The half street as mentioned prevents orderly, economical extension of utilities and prohibits grading, surfacing, snow plowing and curbing.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

S-17-63

Motion by Mr. Houston, seconded by Mr. Manson that we recommend to City Council the final plat of Sunset Hills No. 4 be

approved subject to all utilities being installed in accordance with City standards and that Outlot "A" be rejected for purposes of development due to its location in the flood plain.

Mr. Manson injected that the tentative approval was subject to working out an amicable sewer program with the developer. City Council gave their approval on March 16, 1964.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

S-14-64

Motion by Mr. Houston seconded by Mr. Manson that we recommend to City Council the final plat of Woodside Park be approved subject to:

All utilities being installed in accordance with City standards.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

S-4-64

Motion by Mr. Houston seconded by Mr. Campbell that we recommend to City Council the final plat of Midway Industrial Center No. 2 be approved subject to all utilities being installed in accordance with City standards.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

V-1-64

Motion by Mr. Manson, supported by Mr. Campbell that we recommend to City Council the stub alley lying between 109 and 115 N. Clemens Avenue measuring 20 ft. by 102 ft. be vacated.

Since this alley was purchased by the City, a proper appraisal should be made and the property sold to adjacent property owners.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

V-2-64

Motion by Mr. Houston seconded by Mr. Campbell that we recommend to City Council Michigan Avenue from the West line of Walnut to the East line of Pine Street be vacated. The Public Service Board is favorable and the City Attorney is to negotiate. This vacation is necessary for the construction of the Capitol Complex.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Longenecker, Manson and Reynolds—6.

Nays: None.

V-3-64

Motion by Mr. Houston, seconded by Mr. Manson that the request by Mr. Duane Bower to vacate the alley next to 1247 Bensch Street be referred to the Streets Committee.

Motion carried.

#### BUILDINGS AND PROPERTIES COMMITTEE

Amis Block

Mr. Manson reported that the adjacent property owners feel that the purchase of this property could serve as a playground and buffer to the commercial uses adjacent to it. The location does not meet park criteria and access is poor. This property should not be recommended for purchase until the Parks Department recommends its purchase.

Motion by Mr. Manson, supported by Mr. Houston that we recommend to City Council that this property not be purchased.

Motion carried by the following vote:

Ayes: Campbell, Fink, Longenecker, Manson, Houston and Reynolds—6.

Nays: None.

#### FINANCE COMMITTEE

Mr. Campbell advised that change of status forms should be signed now if salary increases were to be granted to the Planning Director and the Metropolitan Redevelopment Director. Motion by Mr. Campbell that the chairman of the Planning Board be authorized to sign the Change of Status forms for the Planning Director and the Urban Renewal Director granting salary increases effective July 1, 1964.

Motion carried.

#### PUBLIC RELATIONS COMMITTEE

Mr. Houston reported on the needs for recreation community centers in the area between St. Joseph Street north to Willow, West of Washington and East of Waverly. It was suggested that the Planning Department, Parks and Recreation Department, and the Board of Education study these needs.

Mr. Manson pointed out the programming of such community needs should be placed in the Capital improvement Program. After some discussion it was moved by Mr. Campbell, supported by Mr. Houston that the board recommend to the Parks Department that they give every consideration possible to these needs and offer the aid of the Planning staff in helping to make site determinations.

#### CAPITAL IMPROVEMENTS COMMITTEE

Mr. Reynolds reported that the Capital Improvements program recommendations have been turned over to the City Council. The Capital Improvements program budgeting processes as a realistic approach, can be continually refined in the next few years.

#### URBAN RENEWAL COMMITTEE

Mr. Manson reported that Urban Renewal Phase No. 1 is waiting final approval from Chicago. The model and brochures for the project and its presentation to Council will be delayed until after the City's budgets are approved.

#### NEW BUSINESS

Mr. Fink reported on receiving the letter of resignation from Mrs. Longenecker. The chairman commended her for her work on the Zoning Ordinance, Subdivision Regulations and Policy and Procedure Ordinances.

A letter from the Community Services Council was read and placed on file.

Mr. Houston reported that Mr. Meyer has prepared a sample questionnaire on relocation. He and the staff have had several meetings with interested professors employed by Michigan State University.

It was moved by Mr. Manson, supported by Mr. Houston that the application for a second renewal project in the area of Cedar and Larch Streets be prepared for forwarding to the federal agency.

Motion carried.

Sr. Planner Joseph Gillings reported on the meeting at the Cedar St. School called by citizens interested in Urban Renewal in the North end.

Mr. Fink stated that the application for the Community Renewal Program should be ready at the end of April with implementation for the program to start in approximately 90 days.

Moved by Mrs. Longenecker, seconded by Mr. Manson that the transfer of funds from the office salaries account to the office expenses account be requested.

Motion passed unanimously.

The chairman announced special meeting date for this month is set for April 23rd.

Moved by Mr. Campbell that the Logan Corridor report be considered at the next meeting.

Moved by Mr. Reynolds that the meeting be adjourned.

Meeting adjourned at 11:55 P.M.

RAYMOND C. GUERNSEY,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, May 7, 1964

Court Room No. 1

City Hall

Meeting called to order at 7:35 P.M.

Present were: Messrs. Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Mrs. Bretz—8.

Absent: None.

Moved by Mr. Campbell, supported by Mr. Manz that the Rules of Procedure be suspended to allow for changes in the agenda.

Passed unanimously by the following vote:

Ayes: Bretz, Campbell, Fink, Houston, Ingersoll, Manson, Manz and Reynolds—8.

Nays: None.

Motion by Mr. Campbell, supported by Mr. Manz that the zoning recommendations be considered at the end of the board meeting.

Passed unanimously by the following vote:

Ayes: Bretz, Campbell, Fink, Houston, Ingersoll, Manson, Manz and Reynolds—8.

Nays: None.

### PUBLIC HEARINGS

Z-32-64

Mrs. Mary MacDonald appeared in behalf of the petition by Central Welding Supply to rezone the property at 214 Reasoner St. from "H" Light Industrial District to "I" Heavy Industrial District and stated that the request was so they could operate a liquid oxygen conversion relay station. At the present time the closest relay station is at Albion about 40 miles from Lansing. The liquid is purchased by the tank trailer load, and they would fill the cylinders through a conversion unit with gas.

Matter was referred to the Zoning Committee.

Z-34-64

Mr. Ray Brown, 6726 S. Washington, appeared in behalf of his petition to rezone the North 2.5 acres of his property at 6726 S. Washington Avenue from "A" One Family Residence District to "F" Commercial. Mr. Brown reported that this strip was not taken by the state for I-96 so he would like to use the property for parking trailers.

Matter was referred to the Zoning Committee.

Z-35-64

No one appeared for the public hearing on the petition to rezone the property adjoining 5103 S. Cedar Street on the South side from "A" One Family Residence District to "F" Commercial District.

Matter was referred to the Zoning Committee.

Z-36-64

Mr. Bill Bergan from AAA Realty appeared in behalf of the petition to rezone in property at 5639 S. Cedar Street from "A" one family residence district to "F" commercial district, and stated that the request was made so the property can be sold. The present structure on the property was to be removed.

Matter was referred to the Zoning Committee.

Z-37-64

Mr. Neil Manning, Manning Realty Co. appeared in behalf of the petition to rezone property in the 4600 Block of So. Pennsylvania described as:

Commencing 912.8 feet South of the intersection of the West line of Pennsylvania Ave. and the South line of Cavanaugh Rd. at the intersection of the North line of Julia St. (if extended), thence South 250 ft. thence West 326.67 ft. to the center of (now Lyncott St.—proposed street) thence North 250 feet to the North line of

Julia Street (if extended), thence East to place of beginning.

from "B" one family residence district to "F" commercial district. Mr. Manning advised that this property is adjacent to other "F" commercial property, and with the school board and park property so close, this type of business would not be detrimental. The property is presently owned by a church and is therefore tax free and growing up to a weed patch. Mr. Gregory Martin of Quality Dairy Co., who resides at 401 Moores River Drive submitted plans and pictures of the structure he wishes to build. The reason for wanting this property is that I-96 caused them to look for a new location.

Matter was referred to the Zoning Committee.

Z-38-64

Mrs. Marle Cranson, 1209 W. Saginaw St. appeared in behalf of the petition to rezone the property at 1209 W. Saginaw St. from "B" One family residence district to "D" apartment district. Mrs. Cranson advised that she has a nursing home for the aged which she has had for nearly six years. She formerly lived at 1223 which she found was too small for the three gentlemen she cares for. Mrs. Cranson introduced her neighbors and friends namely; Mrs. Dorothy Wilk of Advance Realty, Ellis Wheeler, Mrs. Palmer (2 houses down), Mrs. Bates and her sister, Mrs. Fabiano, Mrs. Colbert, Mrs. Holz and Mrs. Arch, Mr. Phelps, and Mrs. George Gibbs (father of the ambulatory gentlemen) and each spoke in behalf of Mrs. Cranson.

Matter was referred to the Zoning Committee.

Z-39-64

No one appeared in behalf of the petition to rezone the property at 313-315 N. Walnut St., from "D-M" multiple dwelling district to "D" apartment district.

Matter was referred to the Zoning Committee.

Z-40-64

A letter from Mr. John Cote, Attorney, had been received at the Planning Department office on May 7th requesting that the hearing on the petition to rezone the property at 1308-10-14-16 Jerome St. from "C" two family residence district to "E" apartment district, be postponed.

Hearing was postponed until the next regular meeting.

Z-41-64

Mr. Bob Lyons of Walter Neller Co. appeared in behalf of the petition to rezone the property at 2801 N. Grand River Avenue from "A" one family residence district to "D-M" Multiple dwelling district and reported that the property has been for sale off and one for the past four years. Lot has a 140 ft. frontage. The land could be used for multiple housing according to his client. The back of the lot has bottom land that could be used for parking. Total area covers approximately 15 to 20 acres. Development is intended to start with the East 170 ft. of the frontage in their three step unit, erecting 24 to 30 units, the second step would take in about 76 units and the W. 270 ft. frontage could follow with 30 units.

Matter was referred to the Zoning Committee.

Z-42-64

Mr. Lawrence E. Heller, 810 W. Ottawa appeared in behalf of the petition to rezone the property at 810 W. Ottawa St. from "D-M" multiple dwelling district to "D-1" Professional district. He discussed the zoning of the surrounding area and stated that this property contained 11,000 sq. ft. which was enough to provide parking for professional use.

Matter was referred to the Zoning Committee.

Recess.

Motion by Mr. Campbell, supported by Mr. Reynolds that the minutes of the special hearing on March 18th be approved.

Motion carried.

Motion by Mr. Campbell, supported by Mr. Houston that the minutes of the April 7th meeting be approved.

Motion carried.

Motion by Mr. Houston, seconded by Mr. Manz that the minutes of the March 4th meeting be amended to read:

"Mr. Houston reported on his meeting with the Community Services Council and advised that Mr. Douglas Nelson the district manager is the chairman of a 25 member committee studying community service master plan test which will take up a great deal of the time of the Council.

A sample questionnaire has been submitted to a group at Michigan State Uni-

versity for the purpose of delving into the problems of relocation and this group wishes to work with the Board in this particular area. They are in the process of compiling a questionnaire."

### STREETS COMMITTEE

S-8-63

Motion by Mr. Houston, supported by Mr. Manz that we recommend to City Council that the final plat of Delta Manor Subd. No. 5 be approved subject to all utilities being installed in accordance with City standards.

The Board further recommends that since the stub street for the extension of Wilson Avenue to the East has been required, that steps be taken to acquire the necessary land lying between the subject plat and existing Wilson Ave.

Motion carried by the following vote:

Ayes: Bretz, Campbell, Houston, Ingersoll, Manson, Manz and Reynolds—8.

Nays: None.

S-2-64

Motion by Mr. Houston, seconded by Mr. Campbell that we recommend to City Council that the final plat of Rivers Edge Subdivision be approved subject to the following conditions:

That all utilities be installed in accordance with City standards. That the developer negotiate with City Council regarding terms and conditions of property exchange. Alternate construction methods for Sheffield Blvd. as stated in the tentative acceptance apply to the final plat. Blue River Drive and the westerly portion of Windard Drive are subject to realignment if necessary for final design. Developer should consider the benefits of underground electric and telephone utilities.

Motion carried by the following vote:

Ayes: Bretz, Campbell, Houston, Ingersoll, Manson, Manz and Reynolds—8.

Nays: None.

S-1-64

Motion by Mr. Houston, seconded by Mr. Manz that we recommend to City Council that the final plat of Vagabond Acres be approved subject to all utilities being installed in accordance with City standards.

Motion carried by the following vote:

Ayes: Bretz, Campbell, Houston, Ingersoll, Manson, Manz and Reynolds—8.

Nays: None.

S-6-64

Motion by Mr. Houston, seconded by Mr. Manz that we recommend to City Council that the final plat of Sunny Ridge be approved subject to all utilities being installed in accordance with City standards.

Motion carried by the following vote:

Ayes: Bretz, Campbell, Houston, Ingersoll, Manson, Manz and Reynolds—8.

Nays: None.

V-3-64

Motion by Mr. Houston, supported by Mr. Manz that we recommend to City Council that the request to vacate the unimproved alley next to 1247 Bensch St. be denied.

Due to the existing public utilities extending through the subject street and the future possibility for an improved circulation pattern, this right-of-way should be retained in city ownership.

Motion carried by the following vote:

Yeas: Bretz, Campbell, Houston, Ingersoll, Manson, Manz and Reynolds—8.

Nays: None.

V-4-64

Motion by Mr. Houston, supported by Mr. Campbell that the petition to close the alley between Maple Hill Subdivision off S. Cedar Street be referred to the Streets Committee.

Passed unanimously.

### BUILDINGS AND PROPERTIES

B-P No. 1

Motion by Mr. Houston, seconded by Mr. Manz that we recommend to City Council that Lots 94 and 95 in the 300 block Dunlap Street be continued in public ownership. Due to the ever increasing demand for space in connection with medical facilities, it can become a desirable part of this complex.

Motion carried by the following vote:

Yeas: Bretz, Campbell, Houston, Ingersoll, Manson, Manz and Reynolds—8.

Nays: None.

## B-P No. 2

Motion by Mr. Manz, seconded by Mr. Campbell, that we recommend to City Council that Lot 56, South of and adjacent to 1629 Robertson be appraised and offered to abutting property owners and/or be sold to highest bidder with stated minimum.

Motion carried by the following vote:

Ayes: Bretz, Campbell, Houston, Ingersoll, Manson, Manz and Reynolds—8.

Nays: None.

## Z-74-63

Request to Council referred to Planning Board for advice on how to obtain zoning to allow for light industrial use of the property at 2420 N. Grand River Ave.

Matter referred to the Zoning Committee.

## URBAN RENEWAL COMMITTEE

Mr. Manson reported that Monday night, May 11, 1964, the Urban Renewal No. 1 model will be submitted to City Council at the close of their regular session. The downtown business committee have appointed a citizen committee to co-operate with the Urban Renewal Development Board and Planning Board to expedite action on Urban Renewal Project No. 1. The committee will be pleased to cooperate with other citizen committees.

Urban Renewal Project No. 2, the staff is working on the preparation of the application to the Urban Renewal Administration in Chicago. They are developing an inventory of all buildings in the proposed site. The committee is not recommending action on this tonight, but they would like direction in this matter. The Planning Director pointed out the areas in the map, and mentioned that he and the Urban Renewal Director are studying the area of Shiawassee on the South, New York Railroad on the East, the Grand River on the West, and Saginaw on the North which would cover approximately 42 to 45 acres, or if the North were extended to Sheridan it would cover approximately 89 acres. North of Saginaw there are a large number of residences whereas the southern part is primarily industrial which can be reused for the same purpose.

A lengthy discussion followed during which Mr. Gillings, Senior Planner reported that they are in the process of preparing the application to the federal government for the C.R.P. and they are about 80% complete. They have found that their primary cost estimates were very close.

Mr. Fink reported that in regard to the relocation of families we are trying to interest the university in helping on the sociological aspect to provide answers we will not have otherwise.

## ORDINANCE COMMITTEE

Mr. Fink advised that Mr. Houston had been appointed to the chairmanship.

Mr. Houston commented that his committee will have a work session with City Council on the proposed zoning ordinance.

It is hoped that the subdivision regulations will be ready by May 15th for mailing, so it can be discussed at the mid-month meeting, after which a special hearing will be set.

## CAPITAL IMPROVEMENTS COMMITTEE

Mr. Reynolds reported that our recommendations to Council were changed considerably, however he feels we are taking steps in the right direction this year and will work with Council and the Mayor to establish a sound Capital Improvements Program. In June new forms will be submitted to the departments asking them to complete their Capital Development requests for next year. Next year they hope to have a good Capital Improvements Program.

Motion by Mr. Manson supported by Mr. Reynolds that the rules of procedure be suspended to allow a change in the agenda.

Motion carried by the following vote:

Ayes: Bretz, Campbell, Houston, Ingersoll, Manson, and Reynolds—7.

Nays: None.

Abstained: Mr. Manz—1.

Mr. C. Rowland Stebbins was given an audience. Mr. Stebbins advised that he was in favor of the change of the name of Wilson St. to another name as there was no one living on the street anyway, so it would not be confused with an existing street.

Further comments were made on the property near the river and the north end.

## ZONING COMMITTEE

## Z-16-64

Motion by Mr. Campbell, supported by Mr. Houston that we recommend to City Council that the petition by Raymond Joseph, Attorney, to rezone the property at 1800-1808 S. Pennsylvania, 901, 923 Mt. Hope Ave. and 1819-1827 Donora Street from "B" one family residence district to "J" Parking and "F" commercial districts be denied.

There are other sites in this area zoned to accommodate the proposed development. The structure as proposed would appreciate the neighborhood for commercial uses but its function will generate an unwarranted

amount of traffic in this area, and lead to undesirable strip development.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Reynolds and Bretz—8.

Nays: None.

#### Z-22-64

Motion by Mr. Campbell, supported by Mr. Houston that we recommend to City Council that the petition by Wayne H. Troutt to rezone the proper at 915 W. Allegan Street from "C" two family residence district to "D-M" multiple dwelling district be denied.

The present 33 feet lot frontage does not meet modern standards. Increased density on this parcel would lead to overcrowding of land and buildings. Overcrowding is a basic cause of blight. There has not been any basic change in land use in the area to warrant this rezoning. More intensive use would have a deteriorating effect on adjacent property.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

#### Z-23-64

Motion by Mr. Campbell, supported by Mr. Reynolds, that we recommend to City Council that the petition by William M. Walworth of Michigan National Bank to rezone the property at 920 E. Miller Rd. and vacant property East of Pennsylvania Avenue from "A" one family residence district to "F" commercial district be denied.

The Board further recommends that the North 70 ft., the East 35 ft., and the West 10 ft. of the following described property:

Commencing 57.75 feet West of intersection of the North line of Section 10 and centerline of Pennsylvania Avenue thence West 179.1 ft. thence South 264 ft. thence East 179.1 ft. North 264 ft. to point of beginning in Section 10, T3N, R2W, City of Lansing subject to rights of the public on Miller Rd.

be rezoned from "A" one family residence district to "J" parking district and the balance of the above described property be rezoned from "A" one family residence district to "E-1" Drive-in shop.

The Board further recommends that a 5 ft. 6 in. cedar or redwood louvered fence with boards running perpendicular to the ground or a cyclone type fence 5 ft. high with dense evergreen plantings be installed along the West edge of the "J" parking district where it adjoins residential zoning, except for a 25 ft. setback on Miller Rd.

Commercial type zoning surrounds this parcel in all directions except West. A study made within the past year indicated the feasibility of this location for commercial development.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Reynolds and Bretz—8.

Nays: None.

#### Z-25-64

Motion by Mr. Campbell, supported by Mr. Houston that we recommend to City Council that the petition by Willis B. Churchhill to rezone the property at 1917 Alpha and the rear of 116 E. Mt. Hope Ave. from "A" one family residence district to "H" Light Industrial district be denied.

Basic land use has changed in the direction of residential. Induced truck traffic is a safety hazard. One of zoning's functions is to reduce or eliminate harmful, non-conforming uses over a period of time.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Reynolds and Bretz—6.

Nays: Manson and Manz—2.

#### Z-26-64

Motion by Mr. Campbell, seconded by Mr. Reynolds that we recommend to City Council that the petition by Arnold J. and Clara L. Walters to rezone the property in the 600 block of Poxson Avenue from "H" light industrial district to "B" one family residence district be granted.

Lot is presently used as garden to act as buffer between residential and industrial zones. Utilization as industrial would jeopardize adjoining residential values.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

#### Z-27-64

Motion by Mr. Campbell seconded by Mr. Reynolds that we recommend to City Council that the petition by Clifford E. Stardevant to rezone the property at 515 Samantha Street from "A" one family residence district to "H" Light Industrial district be denied.

The area is now residential with no signs of transition. The green strip East of

Cedar St. acts as a good buffer to separate obnoxious traffic and unlike uses.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

#### Z-28-64

Motion by Mr. Campbell, seconded by Mr. Houston that we recommend to City Council that the petition by Albert Z. Breen to rezone the property at the N. E. Corner of Willemma and Pennsylvania Ave. described as:

The North 45 ft. and the East 110 ft. of the South 60 ft. of the West 135 ft. of Lot 16, Bittenfield Subdivision

be rezoned from "F" commercial district to "J" parking district.

The board further recommends that screening should consist of a 5 ft. 6 in. redwood or cedar louvered fence with boards running perpendicular to the ground or a cyclone type fence 5 ft. high with dense evergreen plantings along the East property line beginning at a point 25 ft. North of Willemma Street of the "J" Parking District.

The property is zoned commercial and is surrounded with an arbitrary zone of "J" parking which prohibits reasonable flexibility of use.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

#### Z-29-64

Motion by Mr. Campbell, supported by Mr. Reynolds that the petition by American Oil Company to rezone the property at 206 S. Pine Street from "D-1" Professional district to "E-2" Drive-in shop district be tabled for 30 days for further study.

Motion carried unanimously.

#### Z-31-64

Motion by Mr. Campbell, supported by Mr. Houston that we recommend to City Council that the petition by George H. Conn to rezone the property at 533 S. Butler Blvd. from "C" two family residence district (legal non-conforming) to "F" commercial district be denied and that the property be zoned "D" apartment shop.

Continuation of traditional use would not adversely influence living conditions.

Proper zoning should encourage use and development thus enhancing the area.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

#### Z-32-64

Motion by Mr. Campbell, seconded by Mr. Manson that the petition by Mary I. MacDonald, President of Central Welding Supply to rezone the property at 214 Reasoner Street from "H" Light Industrial to "I" Heavy Industrial district be tabled for thirty days.

Motion carried unanimously.

#### Z-33-64

Motion by Mr. Campbell, seconded by Mr. Reynolds that we recommend to City Council that the petition by Herman W. Sonnenberg, Trustee for Emmanuel First Lutheran Church to rezone the property at 1014-1020 Seymour St. from "C" two family residence district to "J" parking district be granted, and further recommended that screening be provided as follows:

A 5 ft. 6 in. redwood or cedar louvered fence with boards running perpendicular to the ground or a cyclone type fence 5 ft. high with dense evergreen plantings on the North and East line of the "J" parking area except for the established building setback on Seymour St., and that low evergreen plantings be provided along the balance of the North property line, also the West property line except for ingress and egress points with lighting to be 2/10 lumen light per sq. ft.

Changes of zoning as requested is found to be in the best interest of the community as this will take parking off residential streets during hours of services and social activities. The Traffic Department has no objections to this proposed use from a traffic standpoint and stated this site could provide space for 53 cars with 90° parking.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

#### Z-34-64

Motion by Mr. Campbell, seconded by Mr. Houston that we recommend to City Council that the petition by Ray H. Brown to rezone the property at 6726 S. Washington Avenue which is described as:

That part of the North 258.5 feet of the South 1028.5 ft. of the Northeast one-quarter of the Southeast one-quarter Section 8, T3N, R2W, lying West of the center of South Washington Road and South of the Southerly line of I-96, City of Lansing, Ingham County, Michigan

from "A" one family residence district to "F" commercial district be granted.

Present use of the adjacent property is a legal non-conforming (trailer park) by annexation. Property is adjacent to a free-way type facility which acts as a good buffer. It is felt high density of this type at this location will not be out of character with the future neighborhood. In checking with the County Health Department it is found that they have no objections on sanitation problems and stated that the owner at present has his own sewage disposal system and expansion will not cause a health hazard. Under the proposed zoning ordinance this type of use will be considered subject to approval of a plan for the area, similar to the present Community Unit Plan.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

#### EXECUTIVE COMMITTEE

**Director's Report.** The Director of Planning reported that there will be an M.S.P.O. conference at the Jack Tar Hotel on May 21 and 22 starting at 10:30 A.M. on May 21 in the R. E. Olds Room. Mr. Winston E. Folkers will discuss downtown redevelopment. The Director of Planning will discuss with Mr. McVickors the relation between capital redevelopment project and planning in the City of Lansing.

Mr. Thomas Campbell, Chairman of the Finance Committee reported we were short in the 1-A-9 Part-time help account. With Mr. Gillings being temporarily assigned to the Community Renewal Program his salary being charged to that account, there will be a surplus in the full-time salary account to close to \$1,100.

Motion by Mr. Campbell, supported by Mr. Manz that a request be made to City Council to transfer \$800.00 from the 1-A-1 account into the part-time account 1-A-9 and \$250.00 be transferred to the equipment account 2-A.

Motion carried.

The Director of Planning reported that he will be on a TV program Wednesday, May 20th at 7:30 P.M.

Mr. Fink advised that Dr. Averill of the Board of Education is interested in continuing the cooperation between their Board and the Lansing Planning Board.

Motion by Mr. Houston, seconded by Mr. Manz that a communication be forwarded to the Board of Education expressing the appreciation of the Board for the cooperation with the Board of Education and Dr. Averill's staff and offering the Board's interest in continuing this relationship with Dr. William R. Manning's administrative staff.

Mr. Houston read a memo he had received from Councilman Horace Bradshaw regarding the parking study by E. A. Barton and Associates.

Some discussion was held on the need for the parking facilities to encourage new business to come into the downtown area. Councilman David Buhl told of some of the Council's plans. Mr. Manson inquired if the City Council were taking advantage of the survey made by the State Capital Development area and Mr. Buhl requested that a report of this be made to City Council before next Thursday which is the date of the next public safety committee meeting.

Motion by Mr. Houston, supported by Mr. Manson that the rules of procedure be suspended to allow a report to be forwarded without staff council.

Motion carried by the following vote:

Ayes: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: Fink—1.

Abstain: Manz—1.

Motion by Mr. Houston, seconded by Mr. Campbell that the board recommend to the Public Safety Committee of the City Council on parking lot No. 1 be considered and the similar study on the Urban Renewal area be included.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Councilman David V. Buhl invited the board to the Public Safety Committee meeting to be held May 14th, 8:30 P.M.

**Willow Plaza:** Motion by Mr. Campbell, seconded by Mr. Manz that after considering the letter from National Food Stores, Inc.

on the problems they are having with the wooden fence screening their "J" parking area on their property at Grand River and Willow that the following amendment be made to Council Proceedings on March 14, 1960, Page 883, Column 1, Line 31 immediately after the words, "in height":

or a 5 ft. cyclone type fence with interwoven redwood slats or any combination thereof.

with the remainder of the wording to remain as the original recommendation.

Motion carried by the following vote:

Ayes: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Mid-month meeting will be held on Wednesday, May 20th, 1964 at 8:00 p.m. so that the board members may watch the Secretary

on television with Dr. Abrams from Abrams Aerial Survey Corp.

Councilman David V. Buhl announced that the City Council would be working on the Zoning Ordinance shortly and that the Council Secretary would notify the Board so that they could attend the meeting.

Chairman Fink announced the appointment of Mrs. Ramona Bretz and Mr. Kenneth Ingersoll to the Ordinance Committee for the remainder of this year.

Motion by Mr. Houston, seconded by Mr. Reynolds that the meeting adjourned.

Motion carried.

Meeting adjourned at 11:28 P.M.

RAYMOND C. GUERNSEY,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, June 2, 1964

Court Room No. 1

City Hall

Meeting was called to order at 7:35 P.M.

Present were: Messrs. Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Mrs. Bretz—8.

Absent were: Mr. Campbell and Mr. Reynolds (until 9:00 P.M.)

### REZONING HEARINGS

Z-40-64

Mr. John Cote, Attorney representing Mr. Joseph Ferraro appeared in behalf of the petition to rezone the property at 1308-10-14-16 Jerome Street, from "C" two family residence district to "F" Commercial and "J" Parking district. He presented designs of the anticipated building, explaining that part of the building would be for stores and the remainder would be used to construct 49 apartments with 52 parking spaces. Mr. Dick Lowe, Architect, advised that "J" parking was requested for the parking area, and they had planned on providing the necessary screening. The building is to be 2½ stories high with brick veneer trim. A letter from Mr. Forrest K. Neumann, Director of Sparrow Hospital was read.

Matter was referred to the Zoning Committee.

Z-43-64

No one appeared for the petition to rezone the property at 3346 Pleasant Grove Road from "A" one family residence district (non-conforming) to "F" commercial.

Matter was referred to the Zoning Committee.

Z-44-64

No one appeared for the petition to rezone the property at 835 N. Sycamore Street

from "C" two family residence district to "D-M" Multiple dwelling district.

Matter was referred to the Zoning Committee.

Z-45-64

No one appeared for the petition to rezone the property at 4401 S. Cedar Street from "A" one family residence district to "D-1" Professional Office District.

Matter was referred to the Zoning Committee.

Z-46-64

Mr. Joseph Sohn appeared in behalf of his petition to rezone the property at 1209-1217 N. Larch Street from "F-1" Commercial district to "H" Light Industrial district and stated that he had a laundry at this address for twenty-seven years, but moved to larger quarters in 1960. The building has been vacant since that time.

Matter was referred to the Zoning Committee.

Z-47-64

No one appeared for the petition to rezone the property at 1601 Herbert Street from "C" two family residence district to "F" commercial district.

Matter was referred to the Zoning Committee.

Z-48-64

Mr. Mike Davis, 917 W. Allegan appeared in behalf of his petition to rezone the property at 621 N. Walnut St. from "C" two family residence district to "D-M" Multiple Dwelling district and stated that he had an option to buy the property. The downstairs consists of 5 large rooms which he hopes to remodel into two apartments. The upstairs will remain as is. He would

like to remove the garage which will allow room for the parking of 3 cars with access and egress on Walnut and Saginew Sts. Petitioner was asked to provide a sketch of his plans within a week or ten days.

Matter was referred to the Zoning Committee.

#### Z-16-64 and Z-49-64

Mr. Hannibal Abood, representing Bishop Albers, appeared in behalf of the petition to rezone the property at 1800-1808 S. Pennsylvania Avenue, 901-923 Mt. Hope Avenue and 1819-1827 Donora Street from "B" one family residence district to "D-1" Professional offices district and stated that this was their third attempt to build an osteopathic professional office on this site. The proposed building would be two stories high, with only one story facing Mt. Hope, and would accommodate about twenty physicians. Drawings of the building were shown and it was pointed out that this would allow for seven to eight parking spaces per unit.

Mr. Sam Obrecht, Realtor, read excerpts from a letter on an insurance survey.

Matter was referred to the Zoning Committee.

#### Z-41-64

Mr. Robert Lyons of Walter Neller Company presented information and a sketch relative to the changing of the petition to rezone the property at 2801 N. Grand River Avenue from "A" one family residence district to "D-M" Multiple Dwelling district to a Community Unit Plan.

Motion by Mr. Manson, seconded by Mr. Ingersoll for a recess.

Approval of the minutes of the meeting of May 7th was postponed until the next regular meeting.

### ZONING COMMITTEE

#### Z-19-64

Motion by Mr. Campbell, supported by Mr. Houston that we recommend to City Council that the petition by Nicholas J. Bardaville and Peter Theodoru to rezone a parcel in the 5100 block of N. Grand River Avenue described as:

The West 533 feet of East 847.5 feet of that part of the North 80 Rods of the W.  $\frac{1}{2}$  of N. W. fractional  $\frac{1}{4}$  of Sec. 6., T4N, R2W, lying South of center line of Grand River Avenue (U.S. 16) formerly Lansing Township, now City of Lansing,

from "A" one family residence district to "F" commercial and "J" parking district be denied.

Census figures indicate less than 5,000 people in the area. Existing strip commercial on N. Grand River Ave. fulfills a portion of the commercial demand and a more centrally located convenience shopping center in the Waverly-Delta River area is recommended. Commercial development at this location will split the potential residential neighborhood, and have a detrimental effect on property value and use.

Motion passed by the following vote:

Ayes: Bretz, Campbell, Fink, Houston, Ingersoll, Manson, Manz and Reynolds—8.

Nays: None.

#### Z-29-64

Motion by Mr. Campbell seconded by Mr. Houston that we recommend to City Council that the petition by American Oil Company, 16025 Northland Drive, Southfield, Michigan to rezone a parcel at 206 S. Pine Street from "D-1" Professional to "E-2" drive-in shop district be denied and the South 16 ft. of the East  $\frac{1}{2}$  of Lot 1, and the North 33 ft. of the East  $\frac{1}{2}$  of Lot 2, Block 120 be rezoned "J" parking district.

Excessive building on the site should be discouraged. The land surrounding the State Capitol should not be allowed to become blighted with commercial uses.

Motion passed by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

#### Z-32-64

Motion by Mr. Campbell, supported by Mr. Reynolds that the petition by Central Welding Supply Co. (Mary MacDonald, President) to rezone property at 214 Reasoner St. from "H" Light industrial district to "I" Heavy Industrial district as filed, be denied.

The Planning Board further recommends that a portion of the property being parts of Lot 6, 7, and 8, Block 4, Turner and Smith's Subdivision on N.E.  $\frac{1}{4}$  or Section 9, T4N, R2W, City of Lansing, Ingham County, Michigan described as:

Comm. 45 ft. South and 7 ft. East of the N.E. corner of Lot 7, thence West 30 ft., thence South 30 ft., thence East 30 ft., thence North 30 ft. to beginning,

be rezoned from "H" Light Industrial to "I" heavy Industrial district.

Motion passed by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Reynolds and Bretz—7.

Nays: None.

Abstain: Manson—1.

Z-35-64

Motion by Mr. Campbell, supported by Mr. Houston that we recommend to City Council that the petition by Clara M. Reeves, and Barbara R. McLaughlin, Exec. W. G. Reeves Estate, to rezone the property adjoining 5103 S. Cedar Street described as:

S. 180 ft. of N. 378 ft. of N.E.  $\frac{1}{4}$  lying East of former MUT R/W, Sec 4, T3N, R2W,

from "A" one family residence to "F" commercial district be denied and that the West 400 ft. of the property be zoned "F" commercial except the West 50 ft. and the East 100 ft. of the West 400 ft. be zoned "J" Parking and screening be provided along the North and East lines of the property where it abuts residentially zoned property.

Screening to consist of a 5 ft. 6 in. redwood or cedar louvered fence with boards running perpendicular to the ground or a 5 ft. cyclone type fence with interwoven slats.

Zoning of this property would bring an encroachment upon the developed residential properties to the North fronting on Jolly Rd. If the entire area as petitioned for were zoned commercial it could be developed and would detract from other established commercial centers, in the area and the Central Business District.

Motion passed by the following vote:

Ayes: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-36-64

Motion by Mr. Campbell, seconded by Mr. Ingersoll that the Board recommend to City Council that the petition by Paul Kadelsik to rezone the property at 5639 S. Cedar Street from "A" One family residence district to "F" commercial district be denied and that the East 60 ft., the North 15 ft. and the West 30 ft. lying parallel to the East line of South Cedar St. of the following described property:

Commencing 523 ft. East and 325 ft. South of North  $\frac{1}{4}$  post of S.E.  $\frac{1}{4}$ , South 137 ft. West to MUT r/w N.W.  $\frac{1}{4}$  along r/w to a pt. due West of beginning East 281 ft. to beginning, Sec. 4, T3N, R2W,

be rezoned from "A" one family residence district to "J" parking district and the balance of the property be rezoned from "A" one family to "F" commercial district with screening on the outer periphery of the "J" parking district where it abuts residential zoned property.

Screening to consist of a redwood or cedar louvered fence 5 ft. 6 inches in height or a cyclone type fence 5 ft. high with interwoven redwood slats.

Property lies within the strip commercial pattern along South Cedar St. Commercial uses adjacent to residential uses without buffers is detrimental to both. Commercial zoning throughout the city is in excess of what is required.

Motion passed by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-37-64

Motion by Mr. Campbell, seconded by Mr. Houston that we recommend to City Council that the petition by Harold Wood, Chairman of the Board and Hyrtle C. Feeman, President of Methodist Union of Greater Lansing to rezone property in the 4600 block of S. Pennsylvania Avenue described as:

Commencing 912.8 feet South of the intersection of the West line of Pennsylvania Ave. and the South line of Cavanaugh Rd. at the intersection of the North line of Julia St. (if extended) thence South 250 feet, thence West 326.67 feet to the center of (Now Lyncott St. proposed street), thence North 250 feet to the North line of Julia Street (if extended), thence East to place of beginning.

From "B" One family residence district to "F" commercial district be denied.

The area North of this site is undeveloped and zoned for a commercial center which will accommodate this type of use. This zoning, if granted, would open Pennsylvania in this area to strip type development. Commercial use adjacent to residential uses without buffers is detrimental to both.

Motion passed by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Reynolds and Bretz—7.

Nays: None.

Abstained: Manson—1.

Z-38-64

Motion by Mr. Campbell, supported by Mr. Reynolds that the petition by Mrs.

Marie Cranson to rezone the property at 1209 W. Saginaw Street from "B" One family to "D" apartment district be tabled for thirty days.

Motion passed unanimously.

Z-39-64

Motion by Mr. Campbell, supported by Mr. Houston that the Board recommend to City Council that the petition by Samuel Frankel and Harold M. Davis to rezone the property at 313-315 N. Walnut Street Lot 4, Block 86 of the original plat City of Lansing, Ingham County, Michigan from "D-M" multiple dwelling district to "D" apartment district be granted.

The Board further recommends that the parcel of land North and adjacent to this property measuring 33 ft. x 165 ft. containing approximately 5,445 sq. ft. described as:

South  $\frac{1}{2}$  of Lot 3, Block 86, City of Lansing, Ingham County Michigan,

be rezoned from "D-M" multiple dwelling to "D" apartment district.

The "D" apartment zone thus created will be contiguous and adjacent to the "D" apartment zone recommended by this Board on April 7, 1964. This will allow orderly and unified development.

This site is within walking distance of the Central Business District and Lansing Community College. Recent studies propose this area for high density residential development.

Motion passed by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-41-64

Motion by Mr. Campbell, seconded by Mr. Houston that the petition by Mildred N. Beale to rezone the property at 2801 N. Grand River Avenue from "A" one family residence to "D-M" multiple dwelling district be revised as a Community Unit Plan and a public hearing is hereby set for June 24, 1964.

Motion passed unanimously.

Z-42-64

Motion by Mr. Campbell, seconded by Mr. Houston that we recommend to City Council that the petition by Lawrence E. Heller to rezone property at 810 W. Ottawa from "D-M" multiple dwelling district to "D-1" professional district be denied.

Redevelopment according to existing zoning is feasible and would enhance the neighborhood and be in conformance with the Master Plan and the Zoning Plan.

Motion passed by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson and Bretz—6.

Nays: Manz and Reynolds—2.

Z-74-63

Motion by Mr. Campbell, seconded by Mr. Manz that after considering the Council's referral of the letter from Auto Salvage Company dated April 15, 1964, we recommended to City Council that a petition for rezoning be filed.

Motion passed unanimously.

Motion by Mr. Campbell, seconded by Mr. Manson that the rules of procedure be suspended in order that petitions Z-44-64, Z-45-64, and Z-46-64 could be considered for rezoning at this time.

Motion carried unanimously.

Z-44-64

Motion by Mr. Campbell, seconded by Mr. Houston that the Board recommend to City Council that the petition by Mrs. Eva Buckingham to rezone the property at 835 N. Sycamore St., from "C" two family residence district to "D-M" Multiple dwelling district be denied.

This change would create an isolated district unrelated to similar districts i.e., spot zoning. The amenities and densities as prescribed in the Master Plan are not met in this neighborhood.

Motion passed by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-45-64

Motion by Mr. Campbell, seconded by Mr. Manson that the Board recommend to City Council that the petition by Alta J. Kessler to rezone the property at 4401 S. Cedar Street from "A" one family residence district to "D-1" professional office district be denied.

The area is predominantly one family residence. Conversion of buildings to a use for which they were not intended is generally a sign of blight.

Motion passed by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-46-64

Motion by Mr. Campbell seconded by Mr. Houston that the Board recommend to City Council that the petition by Joseph P. Sohn to rezone the property at 1209-1217 N. Larch Stret from "F-1" commercial district to "H" Light industrial district be granted.

Property lies within the area proposed for industrial use on the Master Land Use Plan. Residential property in this block is out of character with other uses.

Motion passed by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

#### STREETS COMMITTEE

V-4-64

Motion by Mr. Houston seconded by Mr. Mason that at the request of the petitioner, the vacation of the 20 ft. alley between Maplehill and Fenton Avenue, running parallel with South Cedar Street be tabled for 30 days.

Motion passed unanimously.

SS-12-64

Motion by Mr. Houston, seconded by Mr. Manson, that the Board recommend to City Council that the public access across the Byrnes farm connecting Aragon and Cumberland Roads be acquired. That a 5 ft. wide blacktop walkway be constructed if easement or dedication can be obtained.

At the present time it is necessary to provide bus transportation for children attending Cumberland School from the western part of the attendance district. Mr. Byrnes has verbally offered to dedicate the land provided that the City would put in the improvements. The need for this facility is obvious. The question to be resolved is the extent and quality of the construction of the improvements. Normal procedure would be wait for the developer to plat the land and dedicate the street. In this manner the utilities, street construction, curb and gutter, and sidewalks can be constructed in proper sequence.

In view of Mr. Byrnes reluctance to subdivide at this time, alternative methods of access should be devised.

Motion passed by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Reynolds and Bretz—7.

Nays: None.

Abstain: Manz—1.

S-5-64

Motion by Mr. Houston, seconded by Mr. Manson that the Board recommend to City Council that the final plat of Placer Subd. No. 1 be approved subject to all utilities being installed in accordance with City standards.

Motion passed by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

S-10-64

Motion by Mr. Houston, supported by Mr. Manz that the board recommend to City Council that the final plat of Holly Park No. 5 be approved subject to the portion of land lying between Holly Park Subd. off the end of Boston Blvd. and Holly Park Subd. 35, the continuation of Dunlap St. through to Boston Blvd., be included in the plat of Holly Park No. 5 and dedicated as a public right-of-way; and all utilities being installed in accordance with City standards.

Motion passed by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

S-5-63

Motion by Mr. Houston, supported by Mr. Manz that the Board recommend to City Council that the final plat of Village Green Subd. be approved subject to all utilities being installed in accordance with City standards.

Motion passed by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz and Reynolds—7.

Nays: None.

Abstain: Bretz—1.

SS-14-64

Motion by Mr. Houston seconded by Mr. Reynolds that the letter from Sinas, Dramis,

Brake and Werbelow, Attorneys, regarding Mr. and Mrs. George Van Buskirk, owners of Lot 115 of Groesbeck Hills Subdivision No. 3 and the fact that Outlot "A" had not been used for street purposes be studied.

Matter was referred to the Streets Committee.

## BUILDINGS AND PROPERTIES

B.P.-3

Motion by Mr. Manz, supported by Manson that after consideration of the letter from the Director of Parks and Recreation in regard to the acquisition of the open space lying along Marshall and East Saginaw St. that the property be acquired and developed as proposed.

Some discussion was held and then the Chair was turned over to Vice-Chairman Manson.

Motion by Mr. Houston, seconded by Mr. Fink that the above resolution be amended with "and the staff review the plans for this area with the Parks Department to determine the most comprehensive use of this land."

Motion passed by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Reynolds—6.

Nays: Manz, Bretz—2.

Mr. Fink resumed as Chairman.

Mr. Fink announced that Mrs. Bretz was being appointed to the Buildings and Properties Committee.

## URBAN RENEWAL

Mr. Manson, Chairman, advised that his committee had a meeting with the Downtown Business Association who pledged support of the Urban Renewal Project No. 1.

He reported on the meeting with the Chamber of Commerce Industrial Development Committee in relation to the possibilities of Project No. 2. Project No. 2 will service industry to augment facilities in the downtown area.

It was announced by Mr. Manson that a I-496 relocation meeting will be Wednesday, June 2, at 8:00 P.M. with Human Relations Committee.

Mr. Joseph J. Gillings, Senior Planner distributed information on the Community

Renewal Program and explained the cost of the city's share in the program and the possible need for an extra appropriation from the City Council to meet the 1/3 share. He further discussed the proposed staff to carry out the initial part of this program.

## ORDINANCE COMMITTEE

Mr. Houston reported that they had no report at this time.

## PLANNING DIRECTOR'S REPORT

The Planning Director explained the Progress Report, a part of the agenda.

Motion by Mr. Campbell, supported by Mr. Manson that we request that the unused portion in the budget be encumbered to be used in the next fiscal year.

Motion carried unanimously.

The Planning Director reported that the dirt that was being removed on the Capital Development Project was normally given to the construction company, however, some of it can possibly be used for ski mounds for the Parks Department. Aurelius Road seemed to be too far from the constructions for possible filling of the barrow pits there.

The Planning Director told of local interest in the redesigning of the walk system in front of the State Capitol.

A letter had been received from the Lansing Social Club asking for a speaker at the February 5, 1965 meeting. Speech to be about 1/2 hour duration. The Planning Director is to notify the Lansing Social Club that some arrangements will be made. Title of the talk will be "Planning for Urban Renewal."

SS-15-64

Motion by Mr. Campbell, supported by Mr. Manson that the Street Name Study be referred to the Streets Committee for further recommendations.

Motion passed unanimously.

Mr. Manson questioned as to whether or not our Board was supposed to have been given an opportunity to make a recommendation on the new pumping station. He

stated he felt that the Board should have been given a chance to look over the plans.

It was announced the City Council will have the next meeting on the Zoning Ordinance on June 8th.

Mid-month meeting is scheduled for June 24th.

Mention was made of the letter received from Midway Realty Company on their dedication to be held June 11th.

Motion by Mr. Campbell, seconded by Mr. Houston that the meeting adjourn.

Motion passed unanimously.

Meeting adjourned at 11:16 P.M.

RAYMOND C. GUERNSEY,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Special Meeting, June 8, 1964

June 8, 1964

Eagles Restaurant

The special meeting was called by Chairman Russell Fink, all members being notified, Mr. Houston being unable to attend. Notification was made to local news media.

Present were: Messrs. Campbell, Fink, Ingersoll, Manson, Manz, Reynolds and Mrs. Bretz—7.

Absent: Mr. John W. Houston, Sr.—1.

The special study by the institute for Community Development, M.S.U. on the relocation of individuals by the construction of I-496 was considered.

It was moved by Mr. Campbell, seconded by Mr. Reynolds that the Board recommend to City Council that the proposed study be accepted and the necessary funds allocated.

Motion carried by unanimous vote.

The Community Renewal Study program outline was discussed.

Moved by Mr. Campbell, supported by Mr. Ingersoll that the outline be forwarded to City Council for their consideration. (It was noted that the Metropolitan Development Board would also be forwarding a recommendation on this matter).

Motion carried unanimously.

The acquisition of park land adjacent to the Grand River in the proposed plat of Phylcliffe Subdivision was considered.

It was moved by Mr. Manz, seconded by Mr. Manson that the property which for the most part is located in the flood plain along the bank of the Grand River be acquired for park purposes.

Motion carried unanimously.

Meeting adjourned.

RAYMOND C. GUERNSEY,  
Secretary.

B/P

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, July 7, 1964

Meeting called to order at 7:40 P.M.

Election of Officers:

The Secretary opened nominations for the office of Chairman of the Planning Board.

Motion by Mr. Reynolds that Mr. Russell H. Fink be nominated. Seconded by Mrs. Bretz.

Motion by Mr. Manson, seconded by Mr. Ingersoll that the nominations be closed and that a unanimous ballot be cast for Mr. Russell H. Fink for Chairman.

Motion passed by the following vote:

Yeas: 7

Nays: None.

Motion by Mr. Manz that Mr. Elmer J. Manson be nominated. Seconded by Mrs. Bretz.

Motion by Mr. Campbell that Mr. John W. Houston, Sr. be nominated. Seconded by Mr. Manson.

A ballot vote was taken. Mr. Manson received that majority of the votes for the Vice-Chairman office.

### ROLL CALL

Present were: Messrs. Campbell, Fink, Ingersoll, Manson, Manz, Reynolds and Mrs. Bretz—7.

Absent: Mr. Houston—1.

Motion by Mr. Campbell, supported by Mr. Reynolds that Mr. Houston be excused for being absent as he is attending a church conference at New York.

Motion passed unanimously.

### ZONING HEARINGS

Z-37-64

Mr. Gregory Martin representing Quality Dairy Co. appeared in behalf of the petition

to rezone vacant property in the 4600 block of South Pennsylvania Avenue from "B" one family residence district to "F" commercial district. They are faced with the problem of two of their store locations being removed by the expressway. Their stores are neat and are maintained by good personnel. Efforts to rent property in the "F" district near this location have been met with no reply. They prefer to buy the property on which they place their stores.

Matter was referred to the Zoning Committee.

Z-50-64

Mr. Duane B. Ritchie appeared in behalf of the petition to rezone the property at 1221 W. Ionia Street from "C" two family to "D" apartment district and stated that his wife has a license for a convalescent home for walking patients, but would like to keep bed patients.

Matter was referred to the Zoning Committee.

Z-51-64

Mr. E. Ted Hacker, 3616 Waverly Hills Rd. appeared in behalf of the petition to rezone the property in the 1900 block Alpha Street from "A" one family residence district to "F" commercial district and stated their purpose is for new additional stores, there are now only two, on the North side of the present parking area. This will not be detrimental to the area. Buildings are to be erected so that the parking area will be in the front. Ingress and egress will be from Alpha Street.

Matter was referred to the Zoning Committee.

Z-52-64

No one appeared for the petition to rezone the property at 5500 S. Cedar St. from "A" one family residence to "H" light industrial district.

Matter was referred to the Zoning Committee.

Z-53-64

Mr. Clyde Olin appear for Dick and Vera Maury in behalf of the petition to rezone the property at 3411 E. Michigan Ave. from "J" parking and "F" commercial to "D-M" multiple dwelling district and stated that they are acquiring adjacent property in East Lansing. There are problems because of the commercial area, topography, access and egress. Mr. Francis Fine offered to answer any questions the Board might have.

Matter was referred to the Zoning Committee.

Z-54-64

No one appeared in behalf of the petition to rezone the property on Wood Street, Bancroft Hills Subdivision from "A" one family residence to "C" two family district.

Matter was referred to the Zoning Committee.

Z-55-64

No one appeared in behalf of the petition to rezone the property at 1322 and 1326 N. Grand River from "E-1" and "C" two family to "F" commercial district.

Matter was referred to the Zoning Committee.

Z-56-64

Mr. Louis J. Kobus appeared in behalf of his petition to rezone the property at 2824 N. Grand River Avenue from "D-1" professional to "H" light industrial district and stated that he owns two lots East of the property to be rezoned. The building on the property was used for a gas station that is now vacant. This property will provide excellent parking facilities for his customers. Their plant is at 2014 N. Grand River. He will have more than five employees, the limit established by the Zoning Ordinance, and therefore, requests the industrial zoning.

Matter was referred to the Zoning Committee.

Z-57-64

Mr. Carl Haussman, appeared in behalf of his petition to rezone property at 921 Terminal Road from "H" light industrial to "I" heavy industrial and stated that the higher zoning was necessary because they store an explosive a form of ammonium nitrate, the same as ground fertilizer, which is called Cyclanide.

Mr. Duane Percival, of 3000 Leon, advised that the maximum amount that can

be stored as per the U. S. Bureau of Mines is 22 lbs. which is stored in four small magazines, made of wood, steel lined and temperature controlled. Heat will not set the explosive off, nor will shock. Gun powder or weather will not detonate. This explosive is  $1\frac{1}{2}$  times more powerful than TNT. The company moved here in 1962 from Mt. Pleasant and they would like to continue operation here. They have a storage magazine of 100 lbs. out of the city. Their operation is in 50 localities throughout the United States. If the explosive is stored outside of the main building, an area 6 ft. square will be needed to store the 22 lbs.

Mr. Clyde Olin appeared and stated that he was in favor of the zoning request. The company employees 15 people and has several commercial vehicles, and is an asset to the economy of the community.

Matter was referred to the Zoning Committee.

Z-58-64

Mr. Gary Johnson, 5207 Marscot Drive appeared in behalf of the petition by Donald and Marlene Ducharme to rezone the property in the 3800 block of Rosemont Street described as:

Lot No. 38, Plat of Maple Hill, being a part of Section 33 and 34, T4N, R2W, Lansing Township, now City of Lansing, Ingham County, Michigan.

from "A" one family residence to "D" apartment district and stated that the sewer cost would be high if brought into this area, and he felt the present classification is a downward zoning of the area.

Matter was referred to the Zoning Committee.

Z-59-64

No one appeared in behalf of the petition to rezone the property at 314 S. Sycamore Street from "D-M" multiple dwelling to "D-1" professional district.

Matter was referred to the Zoning Committee.

Z-60-64

Mr. Thomas J. Fagan, Attorney, representing Marathon Oil Company appeared in behalf of the petition to rezone property in the 700 block of E. Jolly Road described as:

Lots 12, 13, 14, and 15, McIntosh Subd. No. 1.

from "A" one family residence district to "D-2" drive-in shop and stated that

they will be using only about 150 feet of the land fronting on both Washington and Jolly Road. The rest of the area could remain in "A" one family or they will provide the necessary screening as recommended by the Board.

Mr. Robert Dingman of the Marathon Legal Department, and Mr. Bart Fowers an engineer for the company, were introduced. Mr. Dingman advised that the area had been surveyed before deciding to locate station in the area which is now vacant and undeveloped.

Matter was referred to the Zoning Committee.

Z-61-64

Miss Lucile Belen appeared in behalf of her petition to rezone the property at 1208 W. Kalamazoo St. from "B" one family residence district to "C" two family district and read a paper concerning the area surrounding her property and the number of families living in each residence. The house she lives in is large enough for a family with ten children, and with only she and her mother living there, they would like to have some one else in the house.

Z-62-64 and Z-63-64

Mr. Ed. Crouse, appeared in behalf of the petition of Heatherwood Farms to rezone the property on W. LaSalle Blvd. described as:

Lots 35 and 36, Midway Subdivision of a part of S.E.  $\frac{1}{4}$  of N.W.  $\frac{1}{4}$  of Sec. 14, T4N, R2W, Lansing Township, Ingham County Michigan, now City of Lansing.

from "J" Parking to "D-1" professional office district and:

Lot 157 Midway Subd. No. 3, a subd. of a part of the E.  $\frac{1}{2}$  of N. W.  $\frac{1}{4}$  T4N, R2W, Township of Lansing, Ingham County, Michigan now City of Lansing

from "A" one family to "J" parking district, and stated that their offices are in a leased building to the South of the plant, but the building does not meet their needs, They would like to build an office building 70 x 70 to be one to one and one-half stories high. Screening will be provided to protect the property owners on the West.

Mrs. Dewitt Ruthman, 112 Kipling Blvd., and Mr. Simon Silverman were present to question the proposed building and parking situation. Mr. Silverman asked if the parking situation in front of his home would be corrected if the rezoning were granted.

Matter was referred to the Zoning Committee.

Z-64-64

No one appeared on the hearing to rezone the property in the 1700 Block Pierce Rd. described as:

Lot 27 of Supervisors Plat of Prosperity Farms No. 1 being a part of the S.  $\frac{1}{2}$  of Section 32, T4N, R2W., Township of Lansing Ingham County, Michigan

from "A" one family to "B" one family.

Matter was referred to the Zoning Committee.

Z-66-64

Mr. Allen B. Sikes, Jr. appeared in behalf of his petition to rezone the property at 5926 S. Pennsylvania Avenue from "J" parking district to "F" commercial and stated they plan on building according to the setback, having a curb driveway which will park two cars. Employees will park behind the building which will be 80 x 125 ft. with an entrance at the South. They would like to erect a sign of the corporate seal of the company near the curb.

Mr. William Forgraves, the developer of the area, stated that they had started with 300 acres which they requested be rezoned three years ago to industrial. The Board created this "J" parking area. The area is now platted and has sewers, streets, curbs and gutters and street lights are being put in.

Mr. Forgraves stated that he would like to have all the "J" parking in his plot removed.

Mr. Sikes advised that they have a ground breaking date set for September 1st. The building will cover 10,000 square feet and will be used for a sales and service office. Cost will be \$195,000 plus land and they will require 40 parking spaces.

Matter was referred to the Zoning Committee.

Z-47-64

Mr. Gerald L. Swan, requested a hearing on his petition to rezone 1601 Herbert Street from "C" two family residence district to "F" commercial district. He stated he was not aware that the hearing had been scheduled for the June meeting.

Mr. Swan stated that he would like to put up a chain link fence because of the traffic at 4:00 P.M. near his home for the protection of his children. He stated that he bought the property in 1959 and it has been non-conforming since that time. He would like to continue his business for which he has built up a clientele of 400

customers. Part of his property has been used for a parking lot for many years, in fact he had rented parking spaces to employees of the plants, now he would like to have only enough parking places for his customers. He is planning on landscaping the area.

Z-43-64

Mr. Frank Guerrero, 3346 Pleasant Grove Road was in the audience and stated that his petition was filed in April. He had not been notified of the hearing on his zoning petition and was not aware of the process involved.

Chairman Fink asked if he would like to speak now and Mr. Guerrero stated he did not wish to speak, and that he preferred to hear the Zoning Committee's report.

Motion by Mr. Campbell, seconded by Mr. Bretz that a recess be called.

Minutes of the meetings of May 7, June 2, and the special meeting of June 8 were approved as printed.

### ZONING COMMITTEE

Z-16-64

Motion by Mr. Campbell, seconded by Mr. Manz that the Board recommend to City Council that the petition by Raymond Joseph to rezone a parcel at 1800-1808 S. Pennsylvania, 901-923 Mt. Hope, and 1819-1827 Donora Street from "B" one family residence to "D-1" professional office be denied.

There are a large number of sites, many in the local area zoned to accommodate this type of use. These sites meet the criteria as stated by the applicant, are close to Osteopathic Hospital and in the general direction of the proposed Osteopathic college. It has been a consistent policy of this Board, and it is in accordance with the Master Plan, to maintain Mt. Hope Ave. as residential. The proposed use would aid and abet strip commercial zoning on Mt. Hope and Pennsylvania.

The Board further recommends that the subject property described as:

Lots 16, 17, 18, 25 and Lot 24, except the South 190.5 ft. of the East 44 ft. of Lot 24, Block 7, Assessor's Plat 28, City of Lansing Ingham County, Michigan

be rezoned from "B" one family residence to "D-M" multiple dwelling district.

The Planning Board also recommends that the property South and East of the above described, fronting on Pennsylvania Avenue and Mt. Hope Avenue:

Lots 19, 20, and the East 44 ft. of Lot 24, except the N. 8 rods

be rezoned from "B" one family residence to "D-M" multiple district and

Lots 21, 22 and 23

be rezoned from "F" commercial to "D-M" multiple, and all property being on Block 7, Assessors Plat No. 28, City of Lansing, Ingham County, Michigan.

Motion carried by the following vote:

Yeas: Bretz, Campbell, Fink, Ingersoll, Manson, Manz—6.

Nays: Reynolds—1.

Z-40-64

Motion by Mr. Campbell, seconded by Mr. Ingersoll that the Board recommend to City Council that the petition by Joseph Ferraro to rezone a parcel at 1308-10-14-16 Jerome Street from "C" two family to "F" commercial and "J" parking district be granted as follows:

The South 30 ft. of the North 41.5 ft. of Lot 4, the North 25 ft. of Lots 5 and 6, Assessor's Plat No. 47, City

of Lansing, Ingham County, Michigan

be rezoned from "J" parking to "F-1" commercial district.

The South 5 ft. of Lots 7 and 8 Assessor's Plat No. 47, City of Lansing, Ingham County, Michigan

be rezoned from "C" two family to "F-1" commercial, and the balance of

Lots 7 and 8 and all of Lots 9 and 10 Assessor's Plat No. 47, City of Lansing, Ingham County, Michigan be rezoned from "C" two family to "J" parking district.

It will provide needed housing and contribute to the variety of housing in the community. It will tend to upgrade a problem area. The proposed development is consistent with Master Plan projections for density and height.

Motion carried by the following vote:

Yeas: Campbell, Fink, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: None.

Z-43-64

Motion by Mr. Campbell, seconded by Mr. Ingersoll that the Board recommend to City Council that the petition by Frank L. Guerrero to rezone a parcel at 3346 Pleasant Grove Road from "A" one family

residence district to "F" commercial district be denied.

Change of land use at this point would have an adverse effect on the safety of elementary school children directly across the street. Proposed use would be detrimental to traffic movements at this corner.

Motion carried by the following vote:

Yeas: Campbell, Fink, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: Manz—1.

Z-47-64

Motion by Mr. Campbell, seconded by Mr. Ingersoll that action on the petition by Gerald L. Swan, Sr., to rezone a parcel at 1601 Herbert St. from "C" two family to "F" commercial district be tabled until the next regular meeting.

Motion carried unanimously.

Z-48-64

Motion by Mr. Campbell, seconded by Mr. Ingersoll that the Board recommend to City Council that the petition by Michael Davis to rezone a parcel at 621 N. Walnut Street from "C" two family residence district to "D-M" Multiple dwelling district be denied.

The original lot 79 ft. x 165 ft. has been split into four lots causing excessive land coverage. A common circular driveway serves three of these lots which provides poor access and would not provide adequate off-street parking. The conversion of a one-family detached dwelling to multi-family dwelling coupled with the above factors are generally causes of blight.

Motion carried by the following vote:

Yeas: Campbell, Fink, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: None.

Z-38-64

Motion by Mr. Campbell, seconded by Mr. Ingersoll that the petition by Mrs. Marie Cranson to rezone the property at 1209 W. Saginaw Street from "B" one family to "D" apartment district be tabled until the next regular meeting.

Motion carried unanimously.

Z-37-64

Motion by Mr. Manson, seconded by Mr. Manz that the petition by the Methodist

Union of Greater Lansing to rezone a parcel of land in the 4600 block of S. Pennsylvania Avenue described as:

Commencing 912.8 ft. South of the intersection of the West line of Pennsylvania Ave. and the South line of Cavanaugh Rd., at the intersection of the North line of Julia St. (if extended), thence South 250 feet, thence West 326.67 feet to the center of (Now Lyncott St., proposed street) thence North 250 feet to the North line of Julia Street (if extended), thence East to place of beginning.

which was referred back to the Planning Board for additional consideration from "B" one family to "F" commercial district be tabled until next month to enable staff to see about the extension of Julia Street.

Motion carried unanimously.

Z-50-64

Motion by Mr. Campbell, seconded by Mr. Ingersoll that the Board recommend to City Council that the petition by Duane B. Ritchie to rezone a parcel at 1221 W. Ionia Street from "C" two family to "D" apartment district be denied.

This is not within the character of the surrounding area, which is predominately "B" one family. Present zoning will allow petitioner to continue present established business without further expansion of a more intensive use.

Motion carried by the following vote:

Yeas: Campbell, Fink, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: None.

Z-51-64

Motion by Mr. Campbell, seconded by Mr. Ingersoll that the petition by Edelson Realty Co. to rezone the property in the 1900 block of Alpha Street described as:

West 99 ft. of Lot 47, Assessor's Plat No. 44 (on a part of the West  $\frac{1}{2}$  of East  $\frac{1}{2}$  of N.W.  $\frac{1}{4}$  of Section 27, T4N, R2W, City of Lansing, Ingham County, Michigan

be rezoned from "A" one family residence to "F" commercial district be tabled until the next meeting.

Motion carried unanimously.

Z-52-64

Motion by Mr. Campbell seconded by Mr. Ingersoll that the petition by Mr. C. W. and F. H. Baxter to rezone a parcel

at 5500 S. Cedar Street from "A" one family residence to "H" light industrial district be denied as filed and the property be rezoned to "G-2" Wholesale district.

The Board further recommends that the property at 5508 S. Cedar St. described as:

South 80 feet of parcel commencing on West line Cedar Street 264 feet North and 38.5 feet West of South  $\frac{1}{4}$  post of Northeast  $\frac{1}{4}$ , Section 4, thence North 2° 27' West 165 feet to point 25 feet North of Southeast corner Supervisor's plat No. 10 on centerline Redner Street, West 300 ft. along said center line, South 165 feet, East 306 feet to beginning, Section 4, T3N, R2W,

be rezoned from "H" light Industrial to "G-2" wholesale district.

This zoning would conform to the present use. This zoning would be of less intensive use, and would be more compatible with the developed area.

Motion carried by the following vote:

Yeas: Campbell, Fink, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: None.

#### Z-64-64

Motion by Mr. Campbell, seconded by Mr. Manz that the Board recommend to City Council that the petition by Neller Homes, Inc. to rezone a parcel on Wood Street described as:

Lots 1, 2, 3, 4, 5, 6, 60 and 61, Bancroft Hills Subd.

from "A" one family residence district to "C" two family residence district be denied as filed and that:

Lot 3, 4, 5, 6, 60 and 61, Bancroft Hills Subd.

be zoned "C" two family for the following reasons:

Land uses across Wood Street are not in the City of Lansing's jurisdiction. High quality of development will be insured as this is the public entrance to the plat. The entire plat will be judged by discretion exercised here.

Motion carried by the following vote:

Yeas: Campbell, Fink, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: None.

#### Z-55-64

Motion by Mr. Campbell, seconded by Mr. Reynolds that the Board recommend

to City Council that the petition by Stay Realty Co. to rezone a parcel at 1322 and 1326 N. Grand River from "E-1" drive-in shop and "C" two family residence district to "F" commercial district be denied.

The demand for commercial uses does not justify additional zoning at this time. This location does not readily lend itself to commercial development due to: its physical shape, its location in the flood plain, and the traffic congestion at this site.

Motion carried by the following vote:

Yeas: Campbell, Fink, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: None.

#### Z-56-64

Motion by Mr. Campbell, seconded by Mr. Ingersoll that the Board recommend to City Council that the petition by Louis J. Kobus to rezone a parcel at 2824 N. Grand River Avenue from "D-1" professional district to "H" light industrial district be denied.

The size and location is not conducive to the intensive type use that would be allowed in "H" light industrial. Sites for industry should be large enough to include space for off-street parking and loading with reasonable room for expansion.

Motion carried by the following vote:

Yeas: Campbell, Fink, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: None.

The petition and letter from Smith Floral Company to have the Planning Board and City Council delete the screening recommendation to surround their "J" Parking area was referred to the Zoning Committee.

### STREETS COMMITTEE

#### Z-4-64

Motion by Mr. Manz, seconded by Mr. Reynolds that at the request of the petitioner in his letter of July 6, 1964, the vacation of the 20 ft. alley between Maplehill and Fenton Avenue, running parallel with South Cedar Street be tabled for 30 days.

Motion carried unanimously.

#### Z-41-64

Motion by Mr. Campbell, seconded by Mr. Manz that the Board recommend to

City Council that the Community Unit Plan petition by Walter Neller Co., agent for Mildred N. Beale to rezone a parcel at 2801 N. Grand River Avenue from "A" one family residence district to a "Community Unit Plan" be approved subject to the following conditions:

1. That the plot plan as submitted be adhered to, including the corrections as indicated by the Traffic Department.
2. That storm sewers approved by Public Service be provided within the development to carry surface water to the Grand River.
3. That fire hydrants be installed and located as directed by the Fire Department, if required.
4. That the river bank be dedicated, prior to issuance of a building permit, to the City of Lansing with a perpetual easement for access to service the same.
5. That this approval be contingent upon a building permit for units 1, 2, and 3, being secured within ten months of final approval of this plan.
6. Change of ownership will not alter plan or conditions.
7. The planning Board certifies that this plan has been reviewed and the following conditions exist: site contains more than one acre, is in one ownership, traffic to and from will not be unreasonably hazardous, the design is conducive to desirability and stability, the use of flood plain is compatible with long range community goals, density is less than allowed in apartment districts, height and yard sizes are within reasonable standards and site coverage is extremely small.

Motion carried by the following vote:

Yeas: Campbell, Fink, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: None.

Abstain: Manson—1.

Outlot D, Bel-Aire Meadows. Motion by Mr. Manz, seconded by Mr. Manson that the Board recommend to City Council that after consideration of the letter to City Council from Fine Bilt Homes, Inc., dated May 27th, 1964, requesting permission to divide Outlot "D" Bel Aire Meadows No. 1 Subdivision into four parts, that the request be denied.

Lots face a dead end, unimproved half street, which prevents orderly and economic expansion of public utilities and services. The petitioner stated that there was no intention of building at this time, but the City of Lansing would be unable to hold this building with any future land owners upon those parcels.

Motion carried by the following vote:

Yeas: Campbell, Fink, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: None.

## BUILDINGS AND PROPERTIES

### BP No. 6

Motion by Mr. Manz, seconded by Mr. Reynolds that the Board recommend to City Council that the following described property measuring 49.5 by 102.3 abutting Bancroft Park located just North of 1614 Indiana Avenue described as:

Lot 274 and the North 16.5 ft. of Lot 275, Capitol Heights Subdivision, City of Lansing

be properly appraised and that it be placed on the market for sale.

Motion carried by the following vote:

Yeas: Campbell, Fink, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: None.

Mr. Reynolds advised on the Capital Improvements there should be a more definite program for the future. Sr. Planner Meyer questioned as to whether or not it would be possible to ask City Council to adopt a program not to spend anything not included in the Master Plan.

The committee is to furnish a report for the next meeting.

## URBAN RENEWAL

The Urban Renewal committee had no report for this month.

Mr. Joseph Gillings, Sr. Planner, passed out plans A and B and explained the difference in the two applications for Urban Renewal funds. The written text for these applications will be forwarded in a few days.

Mr. Reynolds advised that the Metropolitan Redevelopment Committee has only had a chance to get acquainted with the basics of their duties. They will be pleased to receive planning recommendations from the Planning Board.

The Staff is to work toward a policy recommendation with the Renewal Staff on the relation of the planning function to Redevelopment functions.

A Motion by Mr. Manson, supported by Mr. Campbell that the balance of the

agenda be post-poned until the mid-month meeting.

Mr. Jay Meyer, Senior Planner asked time to present a Fire Station location study he was working with the fire department. He told of the several locations available and asked the Board to make a recommendation be presented at the next meeting of the Police and Fire Board.

Motion by Mr. Campbell, seconded by Mr. Manz that the matter be referred to the Buildings and Property Committee to make a recommendation to the Police and Fire Board and it should be noted that this recommendation is by the Building and Property Committee and the Planning Staff rather than the Board as a whole.

Motion passed unanimously.

Mr. Meyer asked that the Board also give some consideration to the extension of Vernon Street to Willard Street. Motion by Mr. Campbell seconded by Mr. Reynolds

that the matter be referred to the Streets Committee.

Mr. Campbell, having served his six months duration as a member of the Executive Committee, as per the Boards Rules, a replacement should be considered. Motion by Mr. Ingersoll, supported by Mr. Manson that Mr. John W. Houston, Sr. be placed on the Executive Committee.

Motion carried unanimously.

Mid-Month meeting set for Thursday, July 23rd, 1964.

Mr. Campbell advised that he was going to be on vacation for the next two weeks.

Motion by Mr. Campbell, seconded by Mrs. Bretz that the meeting be adjourned.

Meeting adjourned at 12:05 P.M.

RAYMOND C. GUERNSEY,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Special Meeting, July 23, 1964

A special meeting was called by unanimous vote of the Board members, all members being notified by mail. Messrs. Campbell and Houston being unable to attend.

Notification was made to the local news media.

Meeting was called to order at 7:35 P.M.

### ROLL CALL

Present were: Messrs. Fink, Ingersoll, Manson, Manz, Reynolds and Mrs. Bretz—6.

Absent were: Messrs. Campbell and Houston—2.

### BUSINESS SESSION

#### Zoning Committee-Rezoning

Z-26-63

Motion by Mr. Manson, seconded by Mr. Reynolds that after considering the request by Robert L. Richter, Jr., owner of Richter's Gardens, 4801 S. Cedar Street, for an amendment in the screening requirements as approved in the rezoning of his property on July 15, 1963, the Board recommends the approval of the screening request subject to the following conditions:

1. That a 5 ft. colonial link fence of 11 oz. commercial material with solid steel posts set in concrete be provided on the East property line for that distance that it abuts Lot 78 of Cedar Gardens Subdivision, and on the balance of the East and North property lines.
2. That the entire length of the subject fence will be faced with rose and evergreen plantings making a complete planting screen.

Motion carried by the following vote:

Yeas: Bretz, Fink, Ingersoll, Manson, Manz, Reynolds—6.

Nays: None.

Motion by Mr. Ingersoll, seconded by Mr. Reynolds that zoning cases Z-38-64,

Z-47-64, Z-5-64, Z-53-64, Z-66-64 and SS-4-62 be postponed with the exception of Z-37-64 which was to be acted upon at this meeting, and a hearing granted to the petitioners of Z-37-64, but no action until the next board meeting.

Motion carried by the following vote:

Yeas: Bretz, Fink, Ingersoll, Manson, Manz, and Reynolds—6.

Nays: None.

Z-37-64

Mr. Gregory J. Martin of Quality Dairy Co. appeared in behalf of his petition to rezone the property in the 4600 block of South Pennsylvania Ave. described as:

Commencing 912.8 feet South of the intersection of the West line of Pennsylvania Avenue and the South line of Cavanaugh Rd., at the intersection of the North line of Julia St. (if extended), thence South 240 feet, thence West 326.67 feet to the center of (now Lyncoett St., proposed street), thence North 250 ft. to the North line of Julia Street (if extended), thence East to place of beginning.

from "B" one family to "F" commercial district, and stated they are losing one location on W. St. Joseph to the interchange. The highway department had already contacted them, and the houses are being removed near their Pennsylvania store. On the property in question, he would like to see the street dedication area moved to the South so that it would be used as a buffer to the adjacent property owners.

Mr. Martin stated that the property directly to the North was for sale, but they found the owners reluctant to sell a small parcel.

Mr. Dale Manning of Manning Realty stated that he felt that they would be setting a precedent if they tried to purchase the property to the North inasmuch as this property appeared to be owned by speculators and the purchaser might be asked an exorbitant price.

A letter objecting to the rezoning of the property was read by the Secretary.

Mr. Manning stated that he felt that this dairy was the best use of the land after taking into consideration the other offers to buy which were from plumbers, car washers, etc.

Z-57-64

Motion by Mr. Manz, seconded by Mrs. Bretz that the Board recommend to City Council that the petition by Carl Haussman to rezone a parcel at 921 Terminal Road described as:

E. 97 ft. Lot 23, and W. 3 in. of Lot 22, Capitol City Warehouse Subd. City of Lansing, Ingham County, Michigan

from "H" light industrial district to "T" heavy industrial district be denied as filed. The Board further recommends that the following:

Commencing 40 ft. East and 5 ft. North from the S. W. corner of the above described property, thence North 6 ft., thence East 6 ft., thence South 6 ft., thence West 6 ft. to beginning

be rezoned from "H" light industrial district to "T" heavy industrial district, and installation be in accordance with the Fire Code of the City of Lansing.

Motion carried by the following vote:

Yeas: Bretz, Fink, Ingersoll, Manson, Manz, Reynolds—6.

Nays: None.

# STREETS COMMITTEE

S-9-64

Motion by Mr. Manz, seconded by Mr. Manson that the tentative plat of Phylcliffe Subdivision be approved subject to the following recommendations:

1. That 6 ft. easements along and within 6 ft. of the rear and side lot line with right of egress and ingress be granted to the Board of Water and Light.
2. That the area marked "Recreation" on the plat be reserved for that use.
3. That a 12 ft. easement be provided on the East property line for sewer purposes.
4. That a 12 ft. easement East-West, be provided for storm sewer parallel with the South lot line of Lot number one.
5. Proof of satisfactory arrangements be presented in regard to the use of Ravenswood Pumping Station.

6. That all streets be built to City of Lansing standards.

7. That a dedication of 60 feet East from the centerline of Waverly Road, along the Waverly Road frontage of the plat be dedicated for street purposes in accordance with the major street plan for Lansing and environs.

Motion carried by the following vote:

Yeas: Bretz, Fink, Ingersoll, Manson, Manz and Reynolds—6.

Nays: None.

# ORDINANCE COMMITTEE

A resolution by Mr. John W. Houston, Sr. was read:

"As a standard operational policy, the Planning Department shall periodically (every six months) review zoning changes that are a year old or older that have not been developed.

On the basis of this review, the staff shall recommend to the Board whether or not to initiate a rezoning of the property."

Matter was referred to Committee of The Whole.

Yeas: Bretz, Fink, Ingersoll, Manson, Manz and Reynolds—6.

Nays: None.

# PLANNING DIRECTOR'S REPORT

The Planning Director's Report was read. Motion by Mr. Manson, seconded by Mr. Manz, that the report be accepted as read.

Motion carried by a 6 Yea, 0 Nay vote.

The Planning Director advised that the staff is preparing an analysis of last years Capital Improvement Program.

On the Subdivision Regulations, the staff will have the basic completed by Friday, July 31st. The Ordinance Committee is to meet with Mr. Francis Fine the week of August 10th and a special hearing will be held on Thursday, August 20th.

The Secretary read the General Goals report for the work program. After discussion it was moved by Mr. Manson, seconded by Mr. Manz that the report be accepted as set forth.

Motion carried unanimously.

On the Zoning Ordinance, the staff is to submit the final by September 30, 1964

at which time it will up for review by City Council. Some discussion was held on the retention of a consultant for general review and consultation.

Some discussion was held on the agenda, and the possibility of changing the conduct of the Planning meetings so as to place the zoning hearings at the end of the meeting rather than at the beginning to acquaint the public with other duties and functions of the Board.

Mrs. Bretz asked if it would be possible to have the agenda mailed to her so she could have a week-end to review the contents and digest same.

Mrs. Bretz further asked if it would be possible to set a definite date for the second board meeting for each month. Mr. Reynolds stated that he was in favor of this also.

The employment of Richard Becker on a full time basis was discussed and the Board was advised that Mr. Baker would not be interested in the position that is open at the salary offered.

Motion by Mr. Manson, seconded by Mr. Reynolds that the matter be referred to the

Executive Committee and they are to report back to the Board.

Motion carried unanimously.

#### OTHER COMMUNICATIONS

A letter from the Lansing Area Council of Churches was read, and the secretary was advised to answer the letter in the affirmative.

A letter from Mr. Frank Guerrero was read.

A letter from Mr. Otto Eckert on the plans for a new water plant on Wise Road in the Southwest section of the city was read.

Motion by Mr. Manz, seconded by Mr. Manson that the matter be referred to the Building Committee with power to act.

Motion carried unanimously.

Meeting adjourned at 11:15 P.M.

RAYMOND C. GUERNSEY,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, August 4, 1964

Meeting called to order at 7:35 P.M.

### ROLL CALL

Present were: Messrs. Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Mrs. Bretz—8.

Absent: None.

### HEARINGS

#### Rezoning

Z-112 and 113-63

Mr. Harold Davis appeared in behalf of petitions to rezone the properties at 1010 and 1116 S. Washington Avenue from "F" commercial to "G-2" and from "F-1" to "G-2" respectively and stated that their petitions were filed last October and these properties have been for sale or rent since that time. There has been no interest up to now to use this for commercial purposes. For thirty years this property has been used for wholesale purposes and it is not suitable for retail merchandising. The building at 1010 S. Washington contains approximately 7,000 sq. ft. He assured the Board that any reclassification would not have an adverse effect on anything in the area now.

The building at 1116 S. Washington Avenue is a two story building 16,000 sq. ft., and has no use for anything that falls in the retail classification as there are few retail merchants that could use the upper floor. Wholesalers now all prefer a one story operation.

Matter was referred to the Zoning Committee.

Z-19-64

The petitioner was in the audience and requested a postponement of their hearing.

Motion by Mr. Manson, seconded by Mr. Campbell that the hearing to rezone the property in the 5100 block of N. Grand River Ave. described as:

The West 533 ft. of East 847.5 feet of that part of the North 80 Rods of

the W.  $\frac{1}{2}$  of N.W. fractional  $\frac{1}{4}$  of Sec. 6, T4N, R2W, lying south of centerline of Grand River Avenue (US. 16) formerly Lansing Township, now City of Lansing

from "A" and "F" to "J" parking district be tabled until the next regular meeting. Petitioner is to send a letter requesting the postponement.

Motion carried unanimously.

Z-65-64

No one appeared for the hearing on the petition to rezone property at Turner and Sheridan Streets described as:

Lots 1, 2, 3, 10 and 11, Hylewood Subdivision

from "A" one family residence to "H" light industrial district.

Matter was referred to the Zoning Committee.

Z-67-64

Mr. Mark Settaglla appeared in behalf of the petition to rezone the property at 534 N. Capitol and 124 W. Lapeer Street from "D-M" multiple dwelling to "D-1" professional office district and stated that his company does not wish to change the interior of the building. They will landscape it. They will have no trucks and their cars are unmarked. They wish to remain in the downtown district. On the property there is a two car garage with a winding drive which will be used for their nine cars. It might be necessary to remove some small plantings, but he feels there will be enough parking spaces for the future. The building is large enough for expansion. They will not be leasing a portion of the building to anyone. It is anticipated to use about 50% of the 2800 sq. ft. floor space which does not include the basement and a finished attic, of this fourteen room house, of which nine rooms will be needed at present. They have no intention of demolishing the building.

Matter was referred to the Zoning Committee.

Z-68-64

Mr. Alex Bosheff appeared in behalf of his petition to rezone the property on the East side of 434 Pearl Street described as:

All that part of the East  $\frac{1}{2}$  of Lot 7 of Block 4, "Original Plat of the Town of Michigan," City of Lansing, Ingham County, Michigan which lies westerly of a line described as: Beginning at a point on the Southerly line of Lot 19 of said Block 4, which is 30 feet Easterly of the Southwest corner of Lot 19; thence Northeasterly to the Northeast corner of said Lot 7 and a point of ending. Subject to joint driveway rights over and across the Westerly 4 ft.

from "C" two family residence to "F" commercial district and stated that he is part owner of Bill's Restaurant and wants to use this area to install a billboard.

Mrs. Marion Doss, 1024 N. Cedar representing the North Lansing for Action Committee advised that she was under the impression that this area was to be an industrial corridor and requested that zoning. Mrs. Doss was asked to furnish the Board with a letter stating her request.

Mrs. J. T. Osteen, 403 Beaver St., President of North Lansing Women for Action stated that she came to the hearing to protest the rezoning as petitioned but after hearing Mrs. Doss' remarks would like to have the area zoned as an industrial corridor. Mrs. Osteen was advised to present her request in writing.

Matter was referred to the Zoning Committee.

Z-69-64

Mr. Arnold C. Johnson appeared in behalf of the petition to rezone the property at 1228 N. Washington Avenue from "C" two family to "F" commercial district and asked that the hearing be postponed.

Motion by Mr. Manson, seconded by Mr. Campbell, that the matter be tabled for 30 days. Petitioner is to file a letter requesting the postponement.

Motion carried unanimously.

Z-70-64

Mr. Keith Hamilton appeared in behalf of his petition to rezone the property at 5436 S. Cedar St. from "A" one family to "F" commercial district, and stated that he purchased the property for commercial when it was in Holt. He would like to enlarge his business and home, and continue on with the business. He does not bump or paint.

Matter was referred to the Zoning Committee.

Z-71-64

Mr. James Votruba appeared in behalf of the petition to rezone the property at 5444 S. Cedar Street from "A" one family to "F" commercial and stated that he tried to rent the property for residential but it was not satisfactory as it was too noisy. The lot is large enough for use for commercial with ample parking. The lot is 340 ft. deep.

Matter was referred to the Zoning Committee.

Z-72-64

Mr. J. Carl Reed appeared in behalf of the petition to rezone the property at 5450 S. Cedar Street from "A" one family to "F" commercial and stated that he has a ten room home, and would like to use three rooms on the end of the house. There is ample parking. He purchased the property for this purpose.

Matter was referred to the Zoning Committee.

Z-73-64

Mr. Zig E. Kowalski appeared in behalf of his petition for approval of a Community Unit Plan for the property in the 6600 blk. of S. Cedar St. described as:

Beginning on the East R.O.W. line of highway US 127 (South Cedar St.) at a point 60 ft. easterly of the center of the east slab of said highway and N.  $31^{\circ} 40' 20''$  W. 79.81 ft. from the intersection of said E. R.O.W. line and the E.-W.  $\frac{1}{2}$  line of the S.E.  $\frac{1}{4}$  of Sec. 10 T8N, R2W, City of Lansing, Ingham County, Michigan; thence N.  $59^{\circ} 32'$  E. 220 ft.; thence S.  $30^{\circ} 27' 30''$  E. 377.62 ft. thence N.  $68^{\circ} 28' 30''$  E. 325 ft. thence N.  $30^{\circ} 27' 30''$  W. 475 ft. thence S.  $68^{\circ} 28' 30''$  W. 341.46 ft.; thence S.  $59^{\circ} 32'$  W. 200 ft. to the east R.O.W. line of US 127; thence S.  $28^{\circ} 12' 50''$  E. 64.4 ft.; thence southeasterly 35.6 ft. along a 3750 ft. radius curve to the left whose chord bears S.  $28^{\circ} 29' 30''$  E. 35.6 ft. to the point of beginning

and stated that there are 16 acres. When the Howard Johnson restaurant was built, they had planned a complete complex. A service station, the restaurant, and a 100 unit motor lodge, north of the restaurant. They had planned to landscape the complex. He presented plans to the board showing the three sections, with covered walks, and two swimming pools. They own the property surrounding the area. Sewer and water are now installed and they will dedicate a street. Their ground breaking date was set for September 1st.

Mr. Manson questioned the ruling on the Zoning Ordinance inasmuch as it appears to be under the "A" section and asked that we obtain a ruling from the City Attorney.

Motion by Mr. Campbell, seconded by Mrs. Bretz that a public hearing be set for Thursday, August 20th at 7:00 P.M.

Motion carried unanimously.

Z-74-64

No one appeared in behalf of the petition to rezone the property at 5320 S. Pennsylvania Avenue from "J" parking to "F" commercial district.

Matter was referred to the Zoning Committee.

Z-75-64

No one appeared in behalf of the petition to rezone the property at the S.W. corner of Saginaw and Foster Streets described as:

Lots No. 223 and S. 25 ft. of Lot 224, Foster Farms

from "B" one family residence to "E-2" drive in shop district.

Matter was referred to the Zoning Committee.

Motion by Mr. Houston, seconded by Mr. Manson that the Rules of Procedure be suspended.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Motion by Mr. Houston, seconded by Mr. Manson that Mr. Jack Ridenour be allowed to give additional information on a zoning case that was previously on the agenda for a hearing.

Motion carried unanimously.

Z-60-64

Mr. Jack Ridenour appeared in behalf of the petition to rezone the property in the 700 blk. of West Jolly Road, and advised that the owners of the property Mr. and Mrs. H. Gregory McIntosh had been ill after the death of their son and were unable to appear for the hearing.

He advised that the property is near a recently completed church, and with the traffic increase, a gas station would be useful and would return more revenue than the vacant house. He felt the area would never be developed residentially. His contact with developers of the subdivisions, to the south advised him they were not interested.

Motion by Mr. Houston, seconded by Mrs. Bretz that the Rules of Procedure be suspended.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Motion by Mr. Houston, second by Mrs. Bretz that Mrs. Marguerite R. Moore be allowed to give additional information on a zoning case that was previously on the agenda for a hearing.

Motion carried unanimously.

Z-59-64

Mrs. Marguerite R. Moore appeared in behalf of the petition to rezone the property at 314 S. Sycamore Street from "D-M" multiple dwelling district to "D-1" professional district.

Mrs. Moore advised that she had not been notified of the hearing, and on calling the office has been advised that the notice had been sent to her attorney. Mr. Victor C. Anderson. She presented blueprints of her plans for the property.

Motion by Mr. Campbell, seconded Mrs. Bretz that the matter be tabled for one month.

Mrs. Moore was asked to file a letter with the board requesting the postponement.

Motion carried unanimously.

## RECESS

Motion by Mr. Campbell, seconded by Mr. Manson for a recess.

Motion carried unanimously.

## BUSINESS SESSION

Approval of minutes

Minutes of the July 7th meeting were approved.

**Reports**

Motion by Mr. Houston, seconded by Mr. Campbell that the following resolution be adopted as part of the Policy and Procedure:

"As a standard policy, the Planning Department shall periodically (every six months) review the zoning map and ordinance in light of the growth and changes in the city.

On the basis of this review, the staff shall recommend to the Board whether or not to initiate rezoning recommendations to the City Council."

Motion carried unanimously.

**COMMITTEES****Zoning Committee—Rezoning**

SS-4-62

Motion by Mr. Houston, seconded by Mr. Campbell that the Board recommend to City Council that after considering the letter from the Bert L. Smokler and Company requesting an amendment to the Community Unit Development for the area West of 3900 Pleasant Grove Road, that the amendment as requested be approved.

The Community Unit Development Plan was approved by the Planning Board on January 7, 1963 and by City Council on January 14, 1964.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-37-64

Motion by Mr. Campbell, seconded by Mr. Houston that the petition by Quality Dairy Co. to rezone the property in the 4600 Block of S. Pennsylvania Avenue described as:

Commencing 912.8 feet South of the intersection of the West line of Pennsylvania Ave. and the South line of Cavanaugh Rd., at the intersection of the North line of Julia St. (if extended), thence South 250 feet, thence West 326.67 feet to the center of (Now Lyncott St., proposed street) thence North 250 feet to the North line of Julia Street (if extended) Thence East to place of beginning

from "B" one family to "F" commercial district be tabled for thirty days.

Motion carried unanimously.

Z-38-64

Motion by Mr. Campbell, seconded by Mr. Manson that the Board recommend to City Council that the petition by Mrs. Marie Cranson to rezone a parcel at 1209 W. Saginaw Street from "B" one family to "C" two family, later amended to "D" apartment district, be denied.

Approval would constitute special privilege. Allow construction of an eleven unit multiple dwelling and open the door for more zoning changes in this area. Rezoning all the frontage along the south side of Saginaw would open this area to a more intensive use of the properties and further reduce the ability of Saginaw Street to handle the traffic.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-47-64

Motion by Mr. Campbell, seconded by Mr. Ingersoll that the Board recommend to City Council that the petition by Gerald L. Swan, Sr., to rezone a parcel at 1601 Herbert Street from "C" two family to "F" commercial district be denied.

The residences in this area require extra planning efforts to insure continuation as a healthy part of the community. This change will constitute a grant of a special privilege to the individual, without consideration to the adjacent residential uses.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-51-64

Motion by Mr. Campbell, seconded by Mr. Houston that the Board recommend to City Council that the petition by Edelson Realty Co. to rezone a parcel in the 1900 block Alpha Street described as:

West 99 ft. of Lot 47, Assessor's Plat No. 44 (on a part of the West ½ of East ½ of N. W. ¼ of Section 27, T4N, R2W, City of Lansing, Ingham County, Michigan

from "A" one family residence to "F" commercial district be denied.

The Board further recommends that:

Lot 48 and the West 26.5 ft. of Lot 49 of Assessor's Plat No. 44

be rezoned from "F" commercial to "J" parking, and the

South 15 ft. of the West 99 ft. of Lot 47 of Assessor's Plat No. 44

be rezoned from "A" one family residence to "J" parking district and the

East 45 ft. of Lot 47 of Assessor's Plat No. 44

be rezoned from "F-1" commercial to "J" parking district

The West 10 ft. of the South 15 ft. of the East 55 ft. of Lot 47 of Assessor's Plat No. 44

be zoned rom "F-1" commercial to "J" parking

The North 35.25 ft. of the West 99 ft. of Lot 47 of Assessor's Plat No. 44.

be rezoned from "A" one family residence to "F" commercial district.

The Board further recommends screening to consist of a 5 ft. 6 in. redwood or cedar louvered fence with boards running perpendicular to the ground or a 5 ft. cyclone type fence with interwoven slats be installed along the South property line except for the established building set-back on Alpha Street.

This rezoning is in conformance with the Master Plan for a neighborhood shopping center.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-53-64

Motion by Mr. Campbell, seconded by Mr. Houston that the Board recommend to City Council that the petition by Clyde J. Olin to rezone a parcel at 3411 E. Michigan Avenue from "J" Parking and "F" commercial to "D-M" multiple dwelling district be granted.

The Board further recommends that the

North 300 ft. of the West 10 acres of the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 13, T4N, R2W, City of Lansing Ingham County, Michigan

be rezoned from "J" parking to "D-M" multiple dwelling district, also the balance of the

South  $\frac{1}{2}$  of West  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of West  $\frac{1}{2}$  of S.W.  $\frac{1}{4}$  of Section 13, T4N, R2W, except the South 396 ft. thereof

be rezoned from "J" parking and "F" commercial to "D-M" multiple dwelling district.

The area is basically well situated for planned multiple development: Close to shopping, close to M.S.U., close to traffic arteries, close to large varied recreation areas and easy access to freeway systems.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-58-64

Motion by Mr. Campbell, seconded by Mr. Ingersoll that the Board recommend to City Council that the petition by Donald and Marlene Ducharme to rezone a parcel in the 3800 block of Rosemont Street described as:

Lot No. 38, Plat of Maple Hill, being a part of Section 33 and 34, T4N, R2W, Lansing Township, now City of Lansing, Ingham County, Michigan

from "A" one family to "D" apartment district be denied and the parcel be zoned "C" two family.

"D" apartment zoning would allow density on this site that would be out of character to the neighborhood.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-60-64

Motion by Mr. Campbell, seconded by Mr. Manson that the petition by Thomas J. Fagan to rezone a parcel in the 700 block of Jolly Road described as:

Lots 12, 13, 14, and 15, McIntosh Subd. No. 1.

from "A" one family residence to "F-2" Drive-In-Shop District be postponed for 30 days to consider the comments of Mr. Ridenour.

Motion carried unanimously.

Z-61-64

Motion by Mr. Campbell, seconded by Mr. Houston that the Board recommend to City Council that the petition by Lucile E. Belen to rezone a parcel at 1208 W. Kalamazoo Street from "B" one family to "C" two family district be granted.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-62-64 and Z-63-64

Motion by Mr. Campbell, seconded by Mr. Houston that the Board recommend to City Council that the petitions by Heatherwood Farms to rezone parcels on the West side of LaSalle Blvd., about No. 127 described as:

Lot 157, Midway Subdivision No. 3. A subdivision of a part of the E.  $\frac{1}{2}$  of N.W.  $\frac{1}{4}$ , T4N, R2W, Township of Lansing, Ingham County, Michigan, now City of Lansing

from "A" one family residence to "J" parking district, and the West side of LaSalle Blvd., about No. 115 described as:

Lots 35 and 36, Midway Subdivision of a part of S.E.  $\frac{1}{4}$  of N.W.  $\frac{1}{4}$  of Sec 14, T4N, R2W, Lansing Township, Ingham County, Michigan, now City of Lansing, except the W. 40 ft. thereof

from "J" parking to "D-1" professional office district be granted.

The Board would like to further recommend that the

West 40 ft. of Lots 35 and 36, Midway Subdivision

remain "J" parking, and further recommends that

Lot 34, Midway Subdivision

be zoned "J" parking.

Screening to consist of a 5 ft. cyclone type fence, with dense evergreen plantings approximately same height, or a 5 ft. chain link type fence with interwoven redwood slats running perpendicular to the ground along the North and West line of the "J" parking area, and a 5 ft. hedge be provided on the East line of the "J" parking fronting on LaSalle Blvd., except at ingress and egress points to the parking lot, and lighting to be 2/10 lumens per sq. ft., so directed so as not to effect adjacent residential properties.

Screening is to be provided on Lots 37 and 38. These lots along with Lots 35 and 36 were rezoned "J" parking November, 1951 without screening requirements.

The Board further recommends that:

Lots 158 and 159 of Midway Subdivision No. 3

be rezoned from "A" one family residence to "C" two family residence district.

This professional type use could act as a buffer between the established commercial and the residential area. Petitioner request is to construct office space close to the main operation.

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays None.

Z-64-64

Motion by Mr. Campbell, seconded by Mr. Ingersoll that the Board recommend to City Council that the petition by Rev. Hebert Starr of the Assemblies of Apostolic Faith of Lansing to rezone a parcel in the 1700 block of Pierce Road described as:

Lot 27 of Supervisors Plat of Prosperity Farms No. 1 being part of the S.  $\frac{1}{2}$  of Section 32, T4N, R2W, Township of Lansing, Ingham County, Michigan

from "A" one family residence to "B" one family residence district be denied, and that the church representative work with the Planning Department to find a more suitable location in the area.

Churches have presented major problems to residential areas in terms of traffic congestion, lack of parking, noise, overcrowding of the site and obstruction of light and air to adjacent properties. The Board believes that this would create an unwarranted amount of traffic and congestion through the established residential area.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-65-64

Motion by Mr. Campbell, seconded by Mr. Ingersoll that the Board recommend to City Council that the petition by Emiel De Sander to rezone a parcel on the S. W. corner of Turner and Sheridan Streets described as:

Lot 1, 2, 3, 10 and 11, Hylewood Subdivision

from "A" one family residence to "H" light industrial district be denied.

The area is predominantly residential except for the immediate three corners which are commercial. The rezoning would constitute spot zoning.

The rezoning would allow a more intensive use which could be detrimental to the residential character of the area and could affect the traffic flow at the intersection of Sheridan and Turner Sts. which are major and minor thoroughfares respectively.

Master Plans indicates this area to be a medium density (4-10 dwelling per acre) residential area.

There is "H" light industrial in the immediate area to the Southwest, which can accommodate this type of use.

Motion carried by the following vote:

Yeas: Campbell, Fink, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: Houston—1.

Z-66-64

Motion by Mr. Campbell, seconded by Mr. Manz that the Board recommend to City Council that the petition by Upjohn National Leasing Company to rezone a parcel at 5926 S. Pennsylvania Avenue from "J" parking to "F" commercial be denied as filed.

The Board recommends that the

West 15 ft. of the East 37.75 ft. of Lot 5 and the West 15 ft. of the East 37.75 ft. of the North 25 ft. of Lot 4

be rezoned from "J" parking to "F" commercial.

Petitioner wishes to use the property in conjunction with the property now zoned commercial. To bring the front of the building to be in line with the commercial development to the north.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-67-64

Motion by Mr. Ingersoll, seconded by Mr. Manson that the Board recommend to City Council that the petition by Edward G. Hacker Co. to rezone a parcel at 534 N. Capitol and 125 W. Lapeer Street from "D-M" multiple dwelling to "D-1" professional office district be denied.

Motion failed to carry by the following vote:

Yeas: Fink and Ingersoll—2.

Nays: Campbell, Manson, Manz, Reynolds and Bretz—5.

Abstain: Houston—1.

Motion by Mr. Campbell, seconded by Mr. Reynolds that the Board recommend to City Council that the petition by Edward G. Hacker Co. to rezone a parcel at 534 N. Capitol and 125 W. Lapeer Street from "D-M" multiple to "D-1" professional office district be granted.

The Board felt that this type of use was needed adjacent to the downtown business core.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: Fink—1.

## Streets Committee

S-11-64

Mr. Clyde Stephens appeared in behalf of the Replat of Lot 14, Oak Crest Subdivision and stated that the owners gave approval some weeks back to divide this property up on meets and bounds, but he preferred to plat. Some discussion was held on the dedication of the alley and the M.U.T. right-of-way.

Matter is to be taken up at the mid-month meeting, after more information about utilities and the right-of-way is obtained.

S-17-63

The letter from Mr. Francis N. Fine requesting a change in the name of Colchester Drive to Beacon Hill Drive in Sunset Hills No. 3 subdivision was referred to the Special Studies section of the Planning Department.

## Buildings and Properties

1722 E. Michigan

Motion by Mr. Manz second that the request for a sign pole be tabled for thirty days.

Motion carried unanimously.

BP-8-64

Motion by Mr. Manz, seconded by Mrs. Bretz that the Board recommend to City Council that after considering the letter from Mr. William H. Forgrave, President of Midway Realty Company addressed to the Mayor and City Council and dated July 14, 1964 asking permission to use a house located in Eaton Downs No. 2 for an office, that the request be granted, for a period of three years.

Motion carried by the following vote:

Yeas: Fink, Houston, Manson, Manz, Reynolds and Bretz—6.

Nays: None.

BP-4-64

Motion by Mr. Manz, seconded by Mr. Manson that a letter from the Board be sent to City Council recommending that the report of the Buildings and Properties Committee on the Fire Station study was approved by the Planning Board

Motion carried by unanimous vote.

## Urban Renewal

Motion by Mr. Manson, seconded by Mr. Campbell that the following resolution be adopted:

"In the interest of preserving the use of Ferris Park and with full understanding of the critical need for parking facilities required for the State of Michigan's governmental operations during the construction of the Capitol Development Complex, it is recommended that early acquisition of land in Urban Renewal Project No. 1 be expedited and that arrangements be made between the City of Lansing and the State of Michigan to develop the necessary agreements to provide needed parking in the project area."

and a copy of this resolution sent to the Redevelopment Board.

Motion carried unanimously.

Mr. Manson explained that this is a Westerly block in the Urban Renewal area and could be blacktopped.

Public hearing on Monday, August 10th on Urban Renewal Project No. 1 with the City Council.

## Ordinance Committee

Meetings with the City Council on the proposed Zoning Ordinance were discussed. It was moved by Mr. Campbell, seconded by Mr. Reynolds that the chairman of the Ordinance Committee contact the chairman of the Council Ordinance Committee to see what they desire, and report back at the mid month meeting.

Motion passed unanimously.

Ordinance Committee meeting is scheduled for Friday, August 14th at 7:30 P.M. in the Planning Department office.

## Capital Improvements

Mr. Reynolds advised that he was waiting for a committee to work with. Mr. Fink advised that new committees would be named at the mid-month meeting.

## Finance Committee

The Board was advised that the conference table approved by them last May had arrived and that a used IBM typewriter had been ordered.

## Executive Committee

Mr. Fink advised that they had held their meeting on Monday, August 3rd, and had discussed the partitions for the Community Renewal Program office.

## Planning Director's Report

The Planning Director read a report telling of the meeting attended by the staff during the month of July.

The Planning Director also asked the board to note the number of public contacts on the progress report which has steadily gone up during the past three months.

A letter from the Michigan Society of Planning Officials thanking the Board and the staff for the aid in the Society's conference in May.

## Community Renewal Program

Mr. Joe Gillings, Senior Planner, advised that the submittal is now ready to go to Chicago with several revisions. One revision was the participation of the Director of Planning with the program. Another was the contribution of the Building Department, adding a figure of one day of staff time per week for the duration of the plan which would increase city's share of \$21,105 as one years' contribution.

Motion by Mr. Manson, supported by Mr. Campbell that the application be forwarded to Council for submission as soon as possible.

Motion carried unanimously.

## New Business

The matter of the proposed railroad interchange facility of the Grand Trunk was referred to the Streets Committee to report at the mid-month meeting.

Mr. Fink advised that the Board would be receiving copies of blanks naming the different committees within a few days. They were to put their name under the committee heading they would desire to work on for their present year.

The Planning Director advised of the American Institute of Planners Conference to be held in Newark, New Jersey, August 16 thru 19th, 1964.

Motion by Mr. Manz, seconded by Mr. Manson that Mr. Guernsey be authorized to attend the conference.

Motion carried unanimously.

Motion by Mr. Campbell, seconded by Mr. Ingersoll that the meeting be adjourned.

Meeting adjourned at 11:50 P.M.

RAYMOND C. GUERNSEY,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, September 1, 1964

September 1, 1964

Court Room No. 1

City Hall

7:30 P.M.

Meeting was called to order at 7:40 P.M. by Vice-Chairman Elmer Manson.

### ROLL CALL

Present were: Messrs. Campbell, Houston, Ingersoll, Manson, Manz, Reynolds and Mrs. Bretz—7.

Absent: Mr. Fink—1.

### HEARINGS

#### Rezoning

Z-19-64

A letter filed by Thomas G. Sinas-Attorney was read. The letter requested a postponement of the hearing on the petition by Nicholas J. Bardaville and Peter Theodoru to rezone the property in the 5100 Block of N. Grand River Avenue described as:

The West 533 feet of East 847.5 feet of that part of the North 80 rods of the W.  $\frac{1}{2}$  of N.W. Fractional  $\frac{1}{4}$  of Sec. 6., T4N, R2W, lying South of Center line of Grand River Avenue (U.S. 16) formerly Lansing Township, now City of Lansing.

from "A" one family residence to "F" commercial and "J" parking districts.

Hearing was postponed until next month.

Z-37-64

Mr. Gregory Martin representing Quality Dairy Co. appeared in behalf of the petition to rezone the property in the 4600 Block of S. Pennsylvania Avenue described as:

Commencing 912.8 feet South of the intersection of the West line of Pennsylvania Ave. and the South line of Cavanaugh Rd., at the intersection

of the North line of Julia St. (if extended), thence South 250 ft. thence West 326.67 feet to the center of (Now Lyncott St. proposed Street), thence North 250 feet to the North line of Julia Street (if extended), thence East to place of beginning.

from "B" one family to "F" commercial and stated that they had revised their planning for the zoning of the area and presented a sketch showing a plan with two apartments on the South end of the property and the commercial use on the Northern portion.

Mrs. Joan Hess, President of the Kendon P.T.A. appeared and stated that she felt that this piece of property should not be rezoned and should be left as a buffer.

She felt the store would create an attractive nuisance. She further advised that the principal of the school was in accord with this thinking. No action had been taken by the P.T.A. on the matter.

Mr. George Bledsoe owner of property at 4601 S. Pennsylvania appeared and stated that the apartments would be a compromise, however he was not in favor of any type of commercial property adjoining this property. He asked that complete plans for the development of the land be submitted to adjoining property owners.

Mr. Dale Manning of Manning Realty appeared and stated that he felt the distance from the "D-M" to the "F" zoning would not make much difference to the children.

Matter was referred to the Zoning Committee.

Z-69-64

Mr. and Mrs. Arnold Johnson, their attorney Mr. Neil A. McLean requested a postponement of the hearing on their petition to rezone the property at 1228 N. Washington from "C" two family to "F" commercial.

Motion by Mr. Houston, seconded by Mr. Campbell that the hearing be postponed for 30 days.

Motion carried unanimously.

Z-76-64

Mr. Clarence Fitzpatrick, 210 Huron St. appeared in behalf of his petition to rezone the property at 400 S. Butler Blvd. from "C" two family to "F" commercial and stated that his present barber shop is in the path of the I-96 highway. Barbering is his livelihood and would like to continue in this trade.

Hazel Fitzpatrick appeared and stated that she is also a barber. They would like to tear off the addition on the back of the house on Kalamazoo Street side and build a new building there for the barber shop. The shop will be a separate building from the house.

Matter was referred to the Zoning Committee.

Z-77-64

Mrs. John Reid appeared in behalf of the petition to rezone the property at 5757 S. Cedar Street from "A" one family to "F" commercial district and stated that they must make improvements to the building. This addition will not make any change in the parking area. The addition is for a furnace room.

Matter was referred to the Zoning Committee.

Z-78-64

Mr. Harold Davis appeared in behalf of the petition to rezone the property at 314 N. Chestnut Street from "D-M" multiple dwelling to "D" Apartment district and stated that the request is made for additional parking for the apartment.

Matter was referred to the Zoning Committee.

Mr. Fink arrived.

Z-79-64

Mr. John Cote, attorney, representing Mr. and Mrs. Fred Smalley on the petition to rezone the property at 807 Cleveland Avenue from "B" one family residential to "G" business district, stated that they are petitioning for lots one and two. These lots are next to the Smalley home. He had contacted the property owner on the S.W. corner and presented a letter to the board which stated that they had no objection to the rezoning. The use of these lots for warehousing would not affect the view of any other home owners in the area.

Matter was referred to the Zoning Committee.

Z-80-64

Mr. Noel V. Maxam appeared in behalf of the petition to rezone the property on the S.E. corner of Hamilton and Cedar Street described as:

Lot 30, except the E. 26½ feet, and Lot 31, Cedarbrook Subdivision and the W. 147.8 feet of property described as commencing at the N.W. corner of Lot 30 of Cedarbrook Subd., City of Lansing, Ingham County, Michigan and thence E. on the N. line of said Lot 30, 109.62 feet, thence N. 0° 9' 15"

E. 22.9 feet, thence 130 feet to the W. line of Lot 72 of Cedarbrook Subdivision, thence N. 0° 9' 15" E. 179 feet along the W. line of said Lot 72 to the N.W. corner thereof, thence W. 240 feet to the S.E. ly intersection of Cedar Street and Hamilton Avenue and thence S. 0° 2' 30" W. 202 feet to the point of beginning

be rezoned from "E-1" drive in shop to "F" commercial district and

Commencing at a point 147.8 ft. East and 100 ft. South of the N.W. corner of the above described property thence East 52.2 ft. thence South 40 ft. thence West 52.2 ft., thence North 40 ft. to beginning.

be rezoned from "J" parking to "F" commercial district. Mr. Maxam stated that he had purchased the property about six years ago. He is now using 150 feet for a sign shop, the South 150 feet are vacant. There has been a hamburger stand and a donut shop in the building but they both failed. They are trying to rent it for a used car lot and a sales outlet for garden furniture. They propose a new sales building with a black topped parking area.

Matter was referred to the Zoning Committee.

Z-81-64

Mr. Clarence Stowe representing Auto Air Industries appeared in behalf of the petition to rezone the property at 1234 S. Holmes Street from "B" one family to "F" commercial district and stated their business was built behind residential property and they have no access to their parking spaces. They would like to legalize the parking area and provide access to their industry. They have been parking behind the building. A building permit was issued two years ago. At this time the plot plan indicated that the area fronting on Holmes Street was "F" commercial. The obvious zoning error was not pointed out to this individual.

Referred to Zoning Committee.

Z-82-64

Mr. Herman Davidson appeared in behalf of the petition to rezone the property at Stabler and Holmes Road described as:

A subdivision on part of the N.E.  $\frac{1}{4}$  of the N.W.  $\frac{1}{4}$  of Section 33, T4N, R2W, City of Lansing, Ingham County, Michigan

from "A" one family residential to "D-M" multiple dwelling district, and stated that he would like to construct on the North  $\frac{1}{2}$  of this property, a two family dwelling on a 90 foot lot, and the balance for multiple dwellings, on 100 or more foot lots. He has 31 lots amounting to about 10 acres. He believes he could build 8-12 unit multiple family dwellings. Some would be offered for sale.

Matter was referred to the Zoning Committee.

Z-83-64

Mr. Bruce M. Hartwick appeared in behalf of the petition to rezone the property at 2122 N. Logan Street from "A" one family residence to "F" commercial district and stated that the proposed building is to be used for a pro shop for the drilling, selling of bowling balls and other bowling equipment. He presented a sketch of the plans.

Matter was referred to the Zoning Committee.

Z-84-64

Mr. Bruce M. Hartwick appeared in behalf of the petition to rezone the property at Frederick Avenue and N. East Street described as:

Lots 53, 54, 55 and 56, of Supervisor's Plat of Schoorer's Bloomfield Farms, a part of East  $\frac{1}{2}$  of N.E.  $\frac{1}{4}$  of Section 4, T4N, R2W, Lansing Township, Ingham County, Michigan

and stated that on annexation, this property became legal non-conforming. The city inspectors have been there and recommended changes in the building. They propose to build a new building behind the present structure and eventually to replace the present building. The new building will be used for the same purpose as the present building. Plans were presented.

Mr. Howard Alexander, owner, appeared and stated that his business had been at this location for  $3\frac{1}{2}$  years. He wants to improve the neighborhood and its appearance and the new building should help the area. With the new building behind the

old building, there will be some relief to the parking problem. The business is operated by he and his wife and they employ from 8 to 10 people.

Matter was referred to the Zoning Committee.

Z-85-64

Mr. Donald G. Fox, attorney, appeared in behalf of the petition to rezone the property at 2338 N. Grand River Avenue from "A" one family residence to "H" light industrial district and stated that in his opinion the practical use of this property would be for industrial use. He showed an areal view of the property.

Mr. Roy Dudley, General Manager of Auto Salvage Company stated that he had been there for about 6 years. They now employ 12 employees and they need room for expansion, and dismantling. All dismantling will be down near the river. The additional space would be used for storage of cars. All burning and dismantling would be done on the "I" heavy Industrial district.

Mr. Arthur Faggion, 2442 N. Grand River stated that he had lived at this address for 15 years and he objected to the rezoning because of the fires and odor.

Mr. Dudley stated that the car bodies that were hauled away not burned. He stated that they understood when they purchased the property that it was zoned "I" Industrial. To keep the youngsters out of the cars, they fenced in the property. He mentioned that three cars that were parked on the other end of the property belonged to the property owner and they had no authority to move them.

Mr. Howard Cook of England-Cook stated that Auto Salvage is owned by 19 automobile dealers in Ingham County. He advised that there had been a write up in a magazine about it being one of the best in the United States, and every effort was made to make it look different from others.

Matter was referred to the Zoning Committee.

Z-86-64

Mr. Russell H. Kassouff appeared in behalf of the petition to rezone the property at 910 W. Kalamazoo St. from "C" two family to "F" commercial district, and stated that he had cleaned up the Northwest corner of this intersection and would like to expand his business. He presented a drawing.

Matter was referred to the Zoning Committee.

Z-87-64

Mr. Forest Kitchen appeared in behalf of the petition to rezone the property at 3812 S. Logan Street from "A" one family residence to "F" commercial and stated that they had owned and operated the restaurant for 17 years. It was zoned commercial in the township and he is now seeking to expand the restaurant and drive-in operation. There is approximately 2 acres of property around the restaurant.

Matter was referred to the Zoning Committee.

Z-88-64

Mr. George B. Corr, developer, appeared in behalf of the petition to rezone the 3100 Blk. Woodruff and the 3100 Blk. Fairway Circle described as:

Lots 135, 136, 139, 140, 141, and 142 of the recorded plat of Frandora Hills No. 1 Subdivision, City of Lansing, Ingham County, Michigan

from "A" one family to "C" two family residence district and stated that the request is to provide an intermediate zone between multiple dwellings already existing and proposed single family dwellings.

Z-89-64

Mrs. Marquerite Moore appeared in behalf of the petition to rezone the property at 602 W. Ionia Street from "D" apartment to "D-1" professional office district and stated that this building formerly housed a chiropractic clinic for 25 years. She does not intend to change the exterior, now to tear the building down, but would like to restore it as it originally was. She will need three rooms to carry on her business which will be an integral part of her home. She has one paid employee and two salesmen. She has obtained the permit for the restoration. Would like to add a two car garage to the rear. She showed a picture of the original building.

Matter was referred to the Zoning Committee.

Z-90-64

No one appeared in behalf of the petition to rezone the property at 3325 S. Cedar Street from "A" one family residence to "F" commercial.

Matter was referred to the Zoning Committee.

Z-91-64

Mr. Francis Corr, developer of Frandor, appeared in behalf of the petition to rezone

the property in Frandor Shopping center described as:

That part of the Northeast  $\frac{1}{4}$  of Section 14 T4N, R2W, City of Lansing, Ingham County, Michigan beginning on the South line of Saginaw Street 80 feet wide at its intersection with the East line of Clippert Street 66 feet wide, running thence Southerly 310 feet on the east line of Clippert St. thence Easterly 395 feet parallel with Saginaw St. to the West line of Frandor Avenue 50 feet wide, thence Northerly 310 feet on the Westerly line of Frandor Avenue to the South line of Saginaw Street at a point 372 feet Easterly of the point of beginning, thence to the point of beginning.

That part of the Northeast  $\frac{1}{4}$  of Section 14, T4N, R2W, City of Lansing, Ingham County, Michigan, commencing at a point on the East line of Clippert Street 850.0 feet North of the North line of Michigan Avenue; thence S. 89° 50' E. 400 feet; thence North along the West line of Frandor Avenue 250 ft.; thence West 400 feet; thence South to point of beginning.

from "J" parking to "F" commercial district and stated that the property was originally "F" and now with the "J" are unable to build. They have a ratio of 4.7 to 1 for parking and after construction will be 3 to 1. Existing floor space is 343,000 square feet, not including Sears.

The complete zoning procedure was explained to Mr. Corr, who stated that he has a party interested developing the area immediately.

Matter was referred to the Zoning Committee.

Z-92-64

Mr. Bruce Maguire appeared in behalf of the petition to rezone the property in the 1900 Blk., of E. Jolly Road described as:

The South 552.75 feet of the E.  $\frac{1}{2}$  of S.E.  $\frac{1}{4}$  except the E. 552.75 feet, also except Boettcher's Subdivision, also except commencing 330 feet east and 33 feet north of S.W. corner of S.E.  $\frac{1}{4}$  of S.E.  $\frac{1}{4}$  thence east 100 feet, North 137 feet, West 100 feet, South 137 feet to beginning. Also except commencing at N.E. corner Boettcher's Court west 150 feet, North 200 feet, East 150 feet, South 200 feet to beginning Section 34

from "A" one family to "I" heavy industrial district and stated that the property was being filled and cleared for industrial purposes. He also explained some changes made in Oxbow and Mud Creek.

Matter was referred to the Zoning Committee.

Z-16-64

Letter from Wolverine Commercial and Industrial Development Corporation regarding the rezoning of the property at the corner of Mt. Hope and Pennsylvania Avenue described as:

Lots 21, 22 and 23, Block 7, Assessor's Plat No. 28 City of Lansing, Ingham County, Michigan

was read requesting the reversal of the Boards recommendation to City Council that the zoning of the property on the Northwest corner of Mt. Hope and Pennsylvania Ave. from "F" commercial to "D-M" Multiple Dwelling.

Mr. Bruce Maguire appeared and stated that they had owned the property since 1943 and it had been commercial since then. There had been a service station there since 1940. The building on the property now is unsatisfactory. They will acquire additional property.

Mr. John Virgen of Sinclair Oil appeared and advised that this area is one of four they are interested in on a long term lease (17 years) before option comes up for renewal.

Matter was referred to the Zoning Committee.

Motion by Mr. Fink, seconded by Mr. Houston that the Rules of Procedure be suspended so that the Public Service Director may be recognized.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Mr. Donald R. Foster, Public Service Director, appeared and told the board of the Auditor General withholding the approval of four plats and presented a letter of recommendation to the board. Letter was to be placed on file.

V-5-64

Mr. C. F. Willingham, attorney, appeared in behalf of Eight-Twenty, Incorporated for the vacation of the alley called Marshall Court, and presented plans and explained them. He advised that they own all the property West and East of the court, but not the piece on the South. They will remove the building at the time of preparation of lots for blacktopping.

## RECESS

## BUSINESS SESSION

### Approval of Minutes

Motion by Mr. Houston, seconded by Mr.

Manz that the minutes of August 4th be approved.

Motion carried unanimously.

Motion by Mr. Houston, seconded by Mr. Manz that the minutes of the special Meeting on July 23rd be approved.

Motion carried unanimously.

## COMMITTEES

### Zoning Committee

Z-37-64

Motion by Mr. Campbell seconded by Mr. Houston that after considering new information by Gregory J. Martin representing Quality Dairy to rezone property in the 4600 Block of S. Pennsylvania Ave. described as:

Commencing 912.8 feet South of the intersection of the West line of Pennsylvania Ave. and the South line of Cavanaugh Road, at the intersection of the North line of Julia St. (if extended), thence South 250 feet, thence West 326.67 feet to the center of (now Lyncott St. (proposed Street), thence North 250 feet to the North line of Julia Street (if extended), thence East to place of beginning.

from "B" one family to "F" commercial that the matter be tabled for 30 days.

Motion carried by unanimous vote.

Z-59-64

Motion by Mr. Houston seconded by Mr. Campbell to accept the letter of withdrawal from Mrs. Marguerite R. Moore to rezone the property at 314 S. Sycamore Street from "D-M" multiple dwelling district to "D-1" professional district.

Motion carried by unanimous vote.

Z-60-64

Motion by Mr. Campbell, seconded by Mr. Ingersoll that the Board recommend to City Council that the petition by Thomas J. Fagan, having option to purchase for Marathon Oil Company, to rezone a parcel in the 700 block of Jolly Road described as:

Lots 12, 13, 14 and 15, McIntosh Subd. No. 1

from "A" one family residence to "E-2" drive-in district be denied.

Within the  $\frac{1}{2}$  mile radius of this location, there are approximately 975 families. The minimum requirement established in the Community Builders Handbook is 500 families per service station. A distributor for a national oil company has set the requirements at 800 families per service station. Presently there are four service stations in the  $\frac{1}{2}$  mile radius which would need 2,000 families or 1200 families respectively. At present there is an excess of service stations in the area and with the additional station it would definitely be an over use. The rezoning would be a spot zoning of commercial development within a residential area which could be detrimental to both. Interest has been shown for the residential development of this property.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-68-64

Motion by Mr. Campbell, seconded by Mr. Ingersoll, that the Board recommend to City Council that the petition by Alex Bosheff to rezone a parcel on the East side of 434 Pearl Street described as:

All that part of the E.  $\frac{1}{2}$  of Lot 7 of Block 4, "Original Plat of the Town of Michigan," City of Lansing, Ingham County, Michigan which lies Westerly of a line described as: Beginning at a point on the Southerly line of Lot 19 of said Block 4, which is 30 feet Easterly of the Southwest corner of Lot 19; thence Northeasterly to the Northeast corner of said Lot 7 and a point of ending. Subject to joint driveway rights over and across the Westerly 4 feet

from "C" two family residence to "F" commercial district be denied.

The rezoning would be a spot zoning, for the immediate area is predominately "C" two family. The erection of a sign on this parcel could be detrimental to the light and air of the adjacent property. The location of a sign on this property would be detrimental because of distraction the sign would have upon the drivers when two or more vehicles are merging near this location. Attention is drawn deed restriction placed upon this land by the Michigan State Highway Department which states: "No billboards, signboards or advertising devices, other than those advertising articles, products, or services sold or manufactured on the premises shall be erected, permitted or maintained in or upon the land herein described."

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-70-64

Motion by Mr. Campbell, seconded by Mr. Ingersoll, that the petition by Keith Hamilton to rezone a parcel at 5436 S. Cedar Street from "A" one family to "F" commercial district be denied.

There are approximately 112 acres of open land in the vicinity of this parcel. The potential and the future plan indicate that the development should be residential. A large part of the area is under-developed and should be reserved for residential use. Further spot zoning for non-residential uses will weaken the commercial complex at Jolly-Cedar, will detract from the residential potential of the undeveloped land, will by the process of attrition surround and strangle the school site to the north.

Motion failed by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll—4.

Nays: Manson, Manz, Reynolds, Bretz—4.

The requisite number is a rezoning recommendation is six.

Motion by Manz and seconded by Reynolds that the petition be approved.

Motion failed by the following vote:

Yeas: Manson, Manz, Reynolds, Bretz—4.

Nays: Campbell, Fink, Houston, Ingersoll—4.

The requisite number in a rezoning recommendation is six.

Z-71-64

Motion by Mr. Campbell, seconded by Mr. Ingersoll that the petition by Elizabeth M. Coy Votrubs, Executrix for the estate of Charles E. Coy, deceased, to rezone a parcel at 5444 S. Cedar Street from "A" one family residence to "F" commercial district be denied.

There are approximately 112 acres of open land in the vicinity of this parcel. The potential and the future plan indicate that the development should be residential. A large part of the area is under-developed and should be reserved for residential use. Further spot zoning for non-residential uses will weaken the commercial complex at Jolly-Cedar, will detract from the residential potential of the undeveloped land; will by the process of attrition surround and strangle the school site to the north.

Motion failed by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll—4.

Nays: Manson, Manz, Reynolds, Bretz—4.

The requisite number in a rezoning recommendation is six.

Z-72-64

Motion by Mr. Manson seconded by Mr. Campbell that the petition by J. Carl Reed to rezone a parcel 5450 S. Cedar St. from "A" one family residence to "F" commercial district be denied.

There are approximately 112 acres of open land in the vicinity of this parcel. The potential and the future plan indicate that the development should be residential. A large part of the area is under-developed and should be reserved for residential use. Further spot zoning for non-residential uses will weaken the commercial complex at Jolly-Cedar; will detract from the residential potential of the undeveloped land; will by the process of attrition surround and strangle the school site to the north.

Motion failed by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll—4.

Nays: Manson, Manz, Reynolds, Bretz—4.

The requisite number in a rezoning recommendation is six.

Z-74-64

Motion by Mr. Campbell seconded by Mr. Houston that the Board recommend to City Council that the petition by Roy and Mary Markey to rezone a parcel at 5320 S. Pennsylvania Ave. from "J" parking to "F" commercial district be denied as filed, and that the 15 ft. x 15 ft. parcel on the S.E. corner of this site described as:

South 15 feet of the East 15 feet of the N. 100 feet, Lot 18 Pennsylvania Heights Subdivision, Delhi Township, City of Lansing

be zoned "F" commercial.

Usual policy is to permit one identification sign per shopping center.

This recommendation was by unanimous vote.

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—8.

Nays: None.

Z-75-64

Motion by Campbell seconded by Houston that after considering the petition by E. E. Pulver to rezone the property at 2320 E. Saginaw from "B-1" residential to "E-2" Drive-in Shop, that the petition be tabled for thirty days.

The property is described as follows:

Lot No. 223 and S. 25 ft. of lot 224 Foster Farms.

Motion carried unanimously.

Z-112-63

Motion by Mr. Houston seconded by Mr. Ingersoll that the Board recommend to City Council that the petition by Harold Davis for Lester C. Foote to rezone a parcel at 1010 S. Washington Ave. from "F" commercial to "G-2" Wholesale district be denied as filed.

The Board further recommends that the:

North 70 ft. of Lots 2, 3, and 4 except the East 25 ft. of Lot 2 Block 196 Original Plat, City of Lansing

be rezoned from "F" commercial to "J" parking and the balance of that part of Lots 1, 2, 3, and 4 described as:

That part of Lots 1, 2, 3, and 4 of Block 196 of the Original Plat of said City of Lansing described as: commencing at a point 9 rods South of the N.E. corner of Lot 1, of Block 196, of the Original Plat of said City of Lansing and running thence N. 60 feet, thence West 79 feet, thence N. 5 ft., thence West 36.8 feet, thence North 42.5 feet, thence West to the Grand River, thence Southerly along said Grand River, to a point due West of the point of beginning, and thence East to the point of beginning and also the North 41 feet of Lot 4 of said Block 196, except the East 9 feet thereof

be rezoned to "G-2" wholesale district.

This request would not be out of character with the historical use of this property, and detrimental affects on new construction would be limited.

Motion carried by the following vote:

Yeas: Fink, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—7.

Abstain: Campbell—1.

Z-113-63

Motion by Mr. Houston, seconded by Mr. Ingersoll that at the verbal request of Mr. Harold Davis, the petition to rezone prop-

erty at 1116 S. Washington Avenue from "F-1" commercial to "G-2" wholesale be tabled for thirty days. Mr. Davis is to send in a letter with his request.

Motion carried unanimously.

Mr. Fink left the meeting.

### STREETS

Mr. Morden Smith, 3604 Aragon Drive from Tri County Planning appeared and advised that they have spent considerable time working on the Street Name Study and asked the Board to give consideration to this matter. The discussion was referred to the Streets Committee which had previously considered this matter.

S-7-62

Motion by Mr. Houston, seconded by Mr. Manz that the Board recommend to City Council that the final plat of Somerset Hills No. 1 be approved subject to:

All utilities being installed in accordance with City standards.

The Board requests that the City Council determine that above improvements are installed or assured before approving and signing this plat.

The Planning Department has checked this plat as to the necessary requirements in accordance with the standard procedures recommended by the Auditor General's office of the State of Michigan.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Reynolds and Bretz—6.

Nays: Manz—1.

S-11-64

Motion by Mr. Houston, seconded by Mr. Campbell that the Board approve the preliminary Replat of Lot 14 of Oak Crest Subdivision subject to the following conditions:

The Everett Lane be a minimum of 50 ft. wide; approximately 8 ft. additional right-of-way to be dedicated by the developer.

Final approval will be contingent upon satisfactory arrangements for installation of utilities and street improvements.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: None.

S-12-64

Motion by Mr. Houston seconded by Mr. Manz that the Board approve the tentative plat of Lantex Industrial Park subject to the following conditions:

The necessary easements be provided as requested by the Public Service Department and the Board of Water and Light.

That roadways be 36 ft. curb face to curb face.

That Appolo Drive be extended to the West property line either in the form of a dedicated stub street, or an outlot reserving the land for street purposes, and a deed furnished to the City of Lansing for same.

That a minimum of 25 ft. radius be provided at intersecting streets, Remy Drive at Mint Rd., and Ranger Drive at Mint Road.

That an additional 30 ft. of right-of-way be provided along Grand River Ave, making a total of 80 ft. from center line.

That all city utilities be installed in accordance with the City standards.

Final plat approval will require evidence of compliance with the State Plat Act.

Buyer should be cautioned to obtain a zoning permit from the Michigan Department of Aeronautics before planning a building or structure 20 ft. or more in height.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: None.

V-5-64

Motion by Mr. Houston, seconded by Mr. Campbell that the Board recommend to City Council that the alley called Madison Court between Jefferson and Madison Street be vacated.

Madison Court is very short in depth and only provides access for the parking lot of the Eight-Twenty, Inc. All property adjacent to Madison Court with the exception of 3 ft. is owned by Eight-Twenty, Inc. Public maintenance is not desirable or necessary.

This recommendation was by unanimous vote.

Yeas: Campbell, Houston, Ingersoll, Manson, Manz, Reynolds, Bretz—7.

Nays: None.

#### SS-7-64

Motion by Mr. Houston, seconded by Mr. Campbell that the Board recommend to City Council that in accordance with the requirements of Public Act 285, they adopt the recommendations contained in the report on the Michigan State Highway Department proposed resolution for the cross-road treatment and design details of the I-496 freeway. The report is on file in the Planning Department office.

This recommendation was by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: None.

#### SS-15-64

Motion by Mr. Houston, seconded by Mr. Reynolds that the Board recommend to City Council the adoption of a report on Street Name Study, a copy of which is on file in the Planning Department office.

Motion carried unanimously.

#### SS-16-64

Board action on the Council request of August 17th to consider the extension of Pleasant Grove Rd. from Jolly Rd. South to M-99 was deferred to the mid-month meeting.

#### SS-17-64

Motion by Mr. Reynolds, seconded by Mrs. Bretz that the Board action on the Council Resolution of 8-17-64 on the Aurelius Road Extension be postponed until the mid-month meeting.

Motion carried unanimously.

#### SS-19-64

Motion by Mr. Houston, seconded by Mr. Manz that the Board recommend to City Council that the following be adopted:

That the proposed railway interchange between the Grand Trunk Railroad and the New York Central Railroad involving

the East-West lines North of the Grand River be approved.

The Board further recommends that the City take an active part with the parties involved to accomplish this interchange as soon as possible. The proposed interchange would be of great benefit to the citizens and industry of Lansing by reducing the number of train crossing delays in the city and providing a more efficient rail transportation system.

A copy of the Board's analysis on this interchange proposal is on file in the Planning Department office.

Motion carried unanimously.

Motion by Mr. Campbell, seconded by Mr. Reynolds that the letter from the Public Service Director be accepted as a rough draft and the matter be referred to the Streets Committee with a report to be made at the mid-month meeting.

Motion carried unanimously.

### Urban Renewal

A letter from the Downtown Business Association congratulating the city on its urban renewal progress was read. Mr. Manson suggested that a letter of acknowledgment be sent.

### Ordinance

Motion by Mr. Houston, seconded by Mr. Campbell that the corrected copy of the Subdivision Regulations be approved effective 60 days from today. This would allow 30 days for printing and 30 days before adoption.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: None.

Motion by Mr. Campbell, seconded by Mr. Houston that the following resolution be adopted:

WHEREAS, the recent establishment of policy requesting inspection and a certificate of occupancy for all new or structurally altered buildings has been initiated by the Building Inspection Division of the Public Service Department

WHEREAS, such inspection and zoning enforcement is vital to the continued growth and development of a better Lansing and provides better government through equal treatment to all,

The Planning Board, therefore, commends Mr. Donald J. Busley Building Inspector, and his staff for their continued progress in helping to build a better community for Lansing's citizens.

Motion carried unanimously.

#### **Capital Improvements**

Report postponed until mid-month.

#### **Finance**

Report postponed until mid-month.

#### **Planning Director's Report**

The Planning Director advised that he had hired a man named Richard E. Elbert

to work more or less as Mr. Gilling's assistant. We still have the position of Assistant Planning Director open, but budget approval does not cover this position until January 1, 1965.

Mid-month meeting was set for Tuesday, September 15th.

The Planning Director read a report on the proposed zoning ordinance.

Motion by Mr. Houston that the matter be tabled until mid-month.

Meeting adjourned at 11:50 P.M.

RAYMOND C. GUERNSEY,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, October 6, 1964

Tuesday, October 6, 1964

7:30 P.M.

Court Room No. 1

City Hall

Meeting was called to order by Chairman  
Russell H. Fink at 7:35 P.M.

### ROLL CALL

Present were: Messrs. Campbell, Fink,  
Houston, Ingersoll, Manson, and Mrs.  
Bretz—6.

Absent were: Messrs. Manz and Reynolds  
—2.

### HEARINGS Rezoning

Z-19-64

A letter requesting a postponement of  
the hearing on the petition of Nicholas J.  
Bardaville and Peter Theodoru to rezone  
a parcel in the 6100 Block of N. Grand  
River Avenue described as:

The West 533 feet of East 847.5 feet  
of that part of the North 80 Rods of  
the W.  $\frac{1}{2}$  of N.W. Fractional  $\frac{1}{4}$  of  
Sec. 6, T4N, R2W lying South of Center  
line of Grand River Avenue (U.S. 16)  
formerly Lansing Township now City  
of Lansing

from "A" one family residence to "F"  
commercial and "J" parking was received.  
The matter was postponed until the next  
meeting.

Z-69-64

Mr. Neil McLean, attorney appeared in  
behalf of the petition by Mrs. Joyce Johnson  
to rezone a parcel at 1223 N. Washington  
Avenue from "C" two family to "F" com-  
mercial and presented a general discussion  
concerning the character of the neighbor-  
hood and advised that Mrs. Johnson had  
been collecting antiques all her life. They

had moved to this location about three  
years ago. There is an apartment upstairs  
and another house in the rear. Mr. John-  
son will be retiring in February due to ill  
health. He advised that the business is  
limited and told of the heavy traffic in front  
of the property. No external remodeling  
is planned.

Mrs. Johnson advised that she believed  
her business would be upgrading the  
neighborhood.

Mr. Bernard A. Tubandt, read a letter  
of protest signed by five property owners  
that were in the audience, and gave the  
letter to the Board for the file. He stated  
that he had lived at 1222 N. Washington for  
27 years.

Mrs. Margaret Cotsikas of 111 E. Willow,  
stated that she lived next to the Welfare  
office and told of the parking congestion  
and of her objections to the rezoning.

Mr. Robert Hoelzle stated that his mother  
lived at 1232 N. Washington for 60 years  
and that she was not in favor of the re-  
zoning.

Mrs. Eva Tubandt presented some pic-  
tures she had taken of the petitioners  
property.

Mrs. Johnson stated that the reason for  
back yard looking as it did was because  
they had no garage and she had placed some  
articles in the back yard.

Matter was referred to the Zoning Com-  
mittee.

Z-93-64

Mr. Robert E. Smith, owner of B & B  
Refrigeration Sales and Service appeared  
in behalf of the petition to rezone the  
property at 3511 N. East Street from "A"  
one family residence to "G-2" wholesale and  
advised that he had his business here for 20  
years, and they had outgrown the present  
facility. They had been issued a building  
permit through the township, but were  
unable to build when this property was  
annexed to the city.

Matter was referred to the Zoning Com-  
mittee.

Z-94-64

Mrs. Victor Ramond appeared in behalf of the petition to rezone the property at 6261 Miller Road from "A" one family to "H" light Industrial district.

Matter was referred to the Zoning Committee.

Z-95-64

No one appeared in behalf of the petition to rezone the property at 1035 E. Saginaw Street from "C" two family to "F" commercial district.

Matter was referred to the Zoning Committee.

Mr. Manz came in at 8:05 P.M.

Z-96-64

Mr. Donald Whipp appeared in behalf of the petition to rezone the property at 717 and 719 W. Allegan Street from "D-M" dwelling to "D" apartment district. He presented a picture of the style of the building showing the building on piers which would give them adequate parking space. The present dwellings would be removed. The property contains 22,000 sq. ft.

Matter was referred to the Zoning Committee.

Z-97-64

Mr. Leonard G. Siegal appeared in behalf of the petition to rezone the property at 1912 Donora, 838-840 E. Mt. Hope from "D-1" professional and "J" parking to "J" parking and "D-1" professional district and presented drawings of the proposed structure. He advised that they are re-appportioning the "D-1" and "J" inasmuch as the present zoning does not allow efficient use of the land.

Matter was referred to the Zoning Committee.

Z-98-64

A copy of a letter had been received in the Planning Department office on October 5th requesting the withdrawal of the petition to rezone a parcel at 721 W. Holmes Rd. from "A" one family residential to "D-1" professional. The letter was placed on file.

Z-99-64

No one appeared in behalf of the petition to rezone the property at 4207 Alpha Street from "A" one family to "J" parking.

Matter was referred to the Zoning Committee.

Z-100-64

Mr. Richard Herrmann appeared in behalf of the petition to rezone the property at the corner of 1200 block Ferley and 5200 block of S. Logan Street described as:

Lots 13 and 14 of Supervisors Plat of Balzer Subdivision, a part of the Northeast quarter of Section 5, T3N, R2W, Delhi Township, Ingham County, Michigan and Lots 45 and 46 of Supervisor's Plat of Prosperity Farms a Sub-division of a part of the Northeast quarter of Section 6, T3N, R2W, Delhi Township, Ingham County, Michigan

from "A" one family residential to "G-2" wholesale and showed a drawing of the proposed plans for the parcel. The existing house is to be removed. Two portions of the building will be flush in front with the center section having a 16 ft. setback. The proposed use is a sales and service center. They now have a cedar fence in the rear and the parking lot will be hard surfaced. There will be 84 ft. from the building to the curb for parking in front.

Matter was referred to the Zoning Committee.

Z-101-64

Mr. Richard Harrmann appeared in behalf of the petition to rezone the property in the 5000 blk. South Pennsylvania Avenue described as:

Lots 33 and 34, Pleasant Ridge Plat

from "A" one family residential to "F" commercial and advised that a coin auto wash company was interested in the property.

Matter was referred to the Zoning Committee.

Z-102-64 and Z-103-64

Mr. Richard Tabor appeared in behalf of petitions to rezone properties at 108 and 116 S. Sycamore Street from "D-M" multiple dwelling to "D-1" professional district and presented drawings of the proposed structures. This property is across from the Capitol Development Area, and the J. C. Walters Company must move from their present location within six months. There will be 23 parking spaces.

Matter was referred to the Zoning Committee.

Z-104-64

Mr. Ed. Chairion appeared in behalf of the petition to rezone a parcel at 4301 S.

Waverly Road from "J" parking and "A" one family residence to "B" one family and "J" parking and advised that two churches had merged. The parsonage may be in the residential area. On Anson St. East, he wondered if a drive could be made to the North.

Matter was referred to the Zoning Committee.

Z-105-64

Mr. Paul Pasichnyk appeared in behalf of the petition to rezone the property in the 2400 Block of York Street described as:

A strip of land 9 rods in width, except the West 811.5 ft. thereof, off the south end of the north 30 acres of the south 60 acres of the west fractional  $\frac{1}{2}$  of the northwest  $\frac{1}{4}$  of Section 30, T4N, R2W, Ingham County Michigan

from "A" one family to Community Unit Plan, and advised that the cost of the project would be \$50,000.00. Plans for the picnic area have been eliminated. The pool is to be 75 ft. long and 65 ft. wide with the diving "L" 30 by 30. They anticipate a charge of \$35.00 per summer which will be from Memorial Day to Labor Day or longer depending on the weather. They have checked with other groups who have a swimming pools in Ohio, Grand Rapids and Hastings.

Motion by Mr. Houston, seconded by Mr. Ingersoll that a Public Hearing be set up on Wednesday, October 28, at 7:00 P.M.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz and Bretz—7.

Nays: None.

Z-106-64

Mr. Richard P. Beneicke appeared in behalf of the petition to rezone a parcel on Fairview Avenue between Height and Groesbeck described as:

Lots 365, 366, 367 of Groesbeck Hills Subd. No. 10

from "A" one family to Community Unit Plan and advised that there will be between 180 and 200 homes in the Groesbeck area. This is to be a community facility with an enclosed swimming pool, community building, recreation facilities, shuffleboard courts, outdoor living patio and barbecue grills. Frontage on Fairview 250 ft. and on Height, 125 ft. Water in the pool is to be heated, also the air, so it will be open year around. There will be a lounge, dressing rooms and playroom. Property owners in this subdivision must be members.

Motion by Mr. Houston, seconded by Mr. Ingersoll that a Public Hearing be set for Wednesday, October 28, at 7:00 P.M.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz and Bretz—7.

Nays: None.

Motion by Mr. Houston, seconded by Mr. Campbell that the rules of procedure be suspended so that Mr. Manson might read a letter from the secretary of the Redevelopment Board.

After the letter was read, motion by Mr. Manson, seconded by Mr. Campbell that the Board invite the Urban Renewal Board for a discussion following the hearings on Wednesday, October 28th.

Motion carried unanimously.

#### RECESS BUSINESS SESSION Approval of Minutes

Motion by Mr. Houston, seconded by Mrs. Bretz that the minutes of the meeting of September 1st be approved.

Motion carried unanimously.

#### REPORTS Committees:

Zoning Committees — Rezoning

Mr. Reynolds came in at 9:25 P.M.

TRZ-1-64

Motion by Mr. Houston, seconded by Mr. Manson that the Board consider for rezoning the property at the N.E. corner of Logan and Holmes Road from "F" commercial and "J" parking to "D-M" Multiple dwelling, and that formal consideration be set for the next regular meeting on Tuesday, November 3, 1964.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-113-64

Motion by Mr. Houston, seconded by Mr. Manz that the petition by Harold M. Davis to rezone property at 1116 S. Washington Avenue from "F-1" commercial to "G-2" wholesale be postponed indefinitely as per the request of the petitioner.

Motion carried unanimously.

Z-37-64

Motion by Mr. Campbell, seconded by Mr. Houston that the petition by Gregory J. Martin to rezone property in the 4600 Block of S. Pennsylvania Avenue described as:

Commencing 912.8 feet south of the intersection of the West line of Pennsylvania Ave. and the South line of Cavanaugh Rd., at the intersection of the North line of Julia St. (if extended), thence South 250 feet, thence West 326.67 feet to the center of (Now Lyncott St. proposed street), thence North 250 feet to the North line of Julia Street (if extended) thence East to place of beginning

from "B" one family residence to "F" commercial district be tabled for thirty days for further discussion with the Zoning Committee.

Motion carried unanimously.

Z-75-64

Motion by Mr. Campbell, seconded by Mr. Houston that we recommend to City Council that the petition by E. E. Pulver to rezone a parcel at the S. W. corner of Saginaw and Foster (2320 E. Saginaw) from "B" one family to "E-2" drive-in shop district be denied.

The area surrounding the service station is predominantly "B" one family residence and the granting of this petition could open the door for further commercial business in this area which could be detrimental to the good residential area. The Master Plan indicates this area to be of a residential character of 4-10 dwelling units per net acre. The service station presently there, may continue operation without the granting of the petition.

Motion failed by the following vote:

Yeas: Campbell, Fink, Houston, Manson, Bretz—5.

Nays: Manz, Reynolds—2.

Abstain: Ingersoll—1.

Z-76-64

Motion by Mr. Campbell, seconded by Mr. Houston that the Board recommend to City Council that the petition by Mr. Clarence Fitzpatrick to rezone the property at 400 S. Butler Street from "C-2" family to "F" commercial district be tabled until a further study is made of the core area.

Motion carried unanimously.

Z-77-64

Motion by Mr. Campbell, seconded by Mr. Manz that the Board recommend to

City Council that the petition by Joanne M. Reid to rezone a parcel at 5757 S. Cedar Street from "A" one family to "F" commercial district be denied for completely commercial, but that the North 75 ft. of the parcel be zoned "F" commercial and the balance of the property be zoned "J" parking and the following regulations shall govern:

The "J" parking area shall be hard-surfaced with brick, concrete, or plant mixed bituminous material and maintained in a usable dustproof condition.

Such property shall be lighted to provide a minimum of 2/10 lumens of light per square foot of surface area so directed so as not to affect adjacent properties or passing motorists.

Present type use is only logical use due to irregular shape of lot. Zoning conformance would allow alterations and improvements to meet building code standards and upgrade property.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, and Bretz—8.

Nays: None.

Z-78-64

Motion by Mr. Campbell, seconded by Mr. Manz that the Board recommend to City Council that the petition by Harold M. Davis to rezone a parcel at 814 N. Chestnut Street from "D-M" multiple dwelling to "D" apartment district be granted.

The Board further recommends that the balance of the entire block except

Lots 1, 2, 3, and 4 of Block 86, Original Plat, City of Lansing, Ingham County, Michigan

be rezoned from "D-M" multiple to "D" apartment.

High density at this location would be in keeping with the Master Land Use Plan. This area is well situated for planned apartment development being close to community college, within walking distance to the State Capitol Development and convenient to the Central Business District.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-79-64

Motion by Mr. Campbell, seconded by Mr. Houston that the Board recommend to City Council that the petition by Fred and

Bernita Smalley to rezone a parcel at 807 Cleveland St. from "B" one family to "G" business district be denied.

Extending the zoning as requested would tend to open the residential along Cleveland St. for future requests. This is a situation where industrial and warehousing uses were located without adequate land for expansion and provisions for off-street parking. Further encroachment of these uses would not be in the best interest of the community and would be detrimental to the residential area. The height limitation that is allowed in "G" business would be out of character with the structures in the area.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Reynolds and Bretz—7.

Nays: Manz—1.

#### Z-80-64

Motion by Mr. Campbell, seconded by Mr. Houston that the Board recommend to City Council that the petition by Noel V. Maxam to rezone a parcel at the S. E. corner of Hamilton and Cedar Street described as:

Lot 30, except the E. 26½ feet, and Lot 31, Cedarbrook Subd. and the W. 147.8 feet of property described as commencing at the N.W. corner of Lot 30 of Cedarbrook Subd., City of Lansing, Ingham County, Michigan, and thence E. on the N. line of said Lot 30, 109.62 feet, thence N. 0° 9' 15" E. 22.9 feet, thence E. 130 feet to the W. line of Lot 72 of Cedarbrook Subd., thence N. 0° 9' 15" E. 179 feet along the W. line of said Lot 72 to the N.W. corner thereof, thence W. 240 feet of the S. E.'ly intersection of Cedar Street and Hamilton Avenue and thence S. 0° 2' 30" W. 202 feet to the point of beginning

from "E-1" drive-in-shop and "J" parking to "F" commercial be denied and the property be zoned as follows:

Lot 31, and the West 10 ft. of the East 36.5 ft. of Lot 30 Cedarbrook Subd., City of Lansing, Ingham County, Mich.

be rezoned from "E-1" drive-in shop to "J" parking and the

balance of Lot 30 lying West of the East 36.5 ft. of said lot

be rezoned from "E-1" drive-in shop to "F" commercial.

The West 147.8 ft. of the property described as: Comm. at the N.W. corner of Lot 30 Cedarbrook Subd., City of Lansing, Ingham County, Mich., thence East on the North line of said Lot 30, 109.62 ft. thence North 0° 9'

15" East 22.9 ft., thence East 130 ft. to the West line of Lot 72, Cedarbrook Subd., thence North 0° 9' 15" East 179 ft. along the West line of Lot 72, to the N.W. corner thereof, thence West 240 to the S.E. intersection of Cedar St. and Hamilton Ave., thence South 0° 2' 30" West 202 ft. to point of beginning

except a portion thereof, described as:

Comm. 26.5 ft. west of the N.E. corner of Lot 30 Cedarbrook Subd., thence West 10 ft., thence North 39.9 ft. thence East 48.18 ft., thence South 10 ft., thence West 38.18 ft. thence South 22.9 ft. to beginning.

be rezoned from "E-1" drive-in to "F" commercial.

The excepted portion as described above be rezoned from "E-1" drive-in to "J" parking and the

East 40 ft. of the property

be rezoned from "A" one family to "J" parking.

Also,

Comm. 147.8 ft. E. and 100 ft. S. of the N.W. corner (S. E.'ly intersection of Cedar and Hamilton) of the described property thence East 52.2 ft. thence South 40 ft. thence West 52.2 ft. thence North 40 ft. to beginning.

be rezoned from "J" parking to "F" commercial

Whenever a parking district boundary adjoins or is across from property zoned residential, there shall be provided one of the following types of screening:

A dense evergreen planting with a mature height of 5 ft. 6 in.;

A decorative masonry wall, 5 ft. 6 in. high;

A chain link fence with interwoven redwood slats 5 ft. 6 in.; high;

A redwood fence 5 ft. 6 in. high with boards running perpendicular to the ground.

Master plan recognizes this area as general commercial. The property would provide sufficient parking space to eliminate on the street parking.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-81-64

Motion by Mr. Campbell, seconded by Mr. Manz that the Board recommend to City Council that the petition by Auto Air Industries to rezone a parcel at 1234 S. Holmes St. from "B" one family residence to "F" commercial district be denied as filed and that the

West 30 ft. of Lots 12, 13, 14 and the West 30 ft. of the North 10.5 ft. of Lot 15

be rezoned from "B" one family to "H" light industrial and the balance of

Lots 12, 13, and 14, also the balance of the N. 10.5 ft. of Lot 15

be rezoned from "B" one family to "J" parking, with screening to consist of low evergreen plantings along the East and North boundaries of the "J" parking area, except at ingress and egress points along Holmes St.

The Board further believes that with the necessary improvements, that will be required along with the "J" parking zone, that this will upgrade the site.

The Master Land Use plan designates the land to the West for industrial use. This industrial site has proper access to railroad facilities. Property presently being used as a parking lot in conjunction with the industrial use to the West.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-82-64

Motion by Mr. Campbell, seconded by Mr. Houston that a public hearing be set up on the petition by Herman Davidson to rezone the property at the S.W. corner of Stabler and Holmes Rd. described as:

A Subdivision on part of the N.E.  $\frac{1}{4}$  of the N.W.  $\frac{1}{4}$  of Section 33, T4N, City of Lansing, Ingham County, Michigan

from "A" one family residential to "D-M" multiple. The petitioner had been contacted on developing this area on a Community Unit Plan, and if agreeable with the petitioner, the hearing would be set up for October 28, 1964 at 7:30 P.M.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-83-64

Motion by Mr. Campbell, seconded by Mr. Manz that the Board recommend to City Council that the petition by Bruce Hartwick to rezone a parcel at 2122 N. Logan Street from "A" one family to "F" commercial district be granted.

Change is not contrary to the present land use pattern. Granting of this request will not adversely effect adjacent zoning districts, and this change will not affect light or air to adjacent properties.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-84-64

Motion by Mr. Campbell, seconded by Mr. Houston that the Board recommend to City Council that the petition by Howard Alexander to rezone a parcel at Frederick Ave. and N. East St. described as:

Lots 53, 54, 55 and 56 of Supervisor's Plat of Schworer's Bloomfield Farms, a part of East  $\frac{1}{2}$  of N.E.  $\frac{1}{4}$  of Section 4, T4N, R2W, Lansing Township, Ingham County, Michigan

from "A" one family residence to "F" commercial district be denied as filed.

The Board further recommends that the portions of

Lots 53, 54, 55 and 56 described as: Comm. 40 ft. East and 10 ft. North of the S. W. corner of Lot 53, thence North 98 ft. thence East 81 ft., thence South 98 ft., thence West 81 ft. to beginning.

be rezoned from "A" one family to "F" commercial and the balance of

Lots 53, 54, 55, and 56 be rezoned from "A" One family to "J" parking. All the property being part of Supervisor's Plat of Schworer's Bloomfield Farms, City of Lansing, Ingham County, Michigan

Screening of the "J" parking area to consist of a 5 ft. cyclone type fence with interwoven redwood slats, or a 5 ft. 6 in. redwood or cedar louvered fence with boards running perpendicular to the ground along the South and West property lines, except for the established residential building set-back along Frederick Ave., also a 30 ft. set-back on North East St.

(U.S. 27), and that low evergreen plantings be provided on the excepted portions, also along the North and East property lines except at ingress and egress points.

Lighting to be a minimum of 2/10 lumens per sq. ft. so directed so as not to affect adjacent properties or passing motorists.

This area became a non-conforming use upon annexation June 28, 1964. The rezoning of this property will allow the reconstruction of the building and will require the necessary improvements to be made on the parking area. The properties fronting north East Street in this area are mixed commercial uses.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-85-64

Motion by Mr. Campbell, seconded by Mr. Manz that the Board recommend to City Council that the petition by Auto Salvage Company to rezone a parcel at 2338 N. Grand River Ave. from "A" one family residence to "H" light industrial district be granted, based on the premise that the Master Plan is valid due to situational factors, such as: the belt line railroad, the major traffic artery, and lack of sufficient space to accommodate a neighborhood.

The Board further recommends acquisition of R-O-W to better serve the land uses in the vicinity, legalize the now existing non-conforming uses to the North and provide logical boundary between dissimilar uses.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-86-64

Motion by Mr. Campbell, seconded by Mr. Houston that the petition by Russell H. Kassouf to rezone a parcel at 910 W. Kalamazoo Street from "C" two family residence to "F" commercial district be tabled until a further study has been made of the core area.

Motion carried unanimously.

Z-87-64

Motion by Campbell, seconded by Mr. Houston that the Board recommend to City Council that the petition by Forrest H. Kitchen to rezone a parcel at 3812 S. Logan Street from "A" one family residence to "F" commercial be denied as filed.

The Board further recommends that the

South 40 ft. of the East 260 ft. of Lot 1, and the North 40 ft. of the East 260 ft. of Lot 2

be rezoned from "A" one family to "F" commercial and

Balance of Lots 1 and 2

be rezoned from "A" one family to "J" parking.

Screening of the "J" parking area to consist of a 5 ft. cyclone type fence with interwoven redwood slats or a 5 ft. 6 in. redwood or cedar louvered fence with boards running perpendicular to the ground running along the North property line adjacent to the residential property and that the existing cyclone fence be maintained along the West property line.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, and Bretz—8.

Nays: None.

Z-88-64

Motion by Mr. Campbell, seconded by Mr. Ingersoll that the Board recommend to City Council that the petition by Elizabeth E. Webster Trustee for Francis J., Thomas P., George B. and Howard J. Corr to rezone a parcel in the 3100 Blk. Woodruff and 3100 Blk., Fairway Circle described as:

Lots 135, 136, 139, 140, 141, 142 of the recorded plat of Frandora Hills No. 1 Subdivision, City of Lansing, Ingham County Michigan

from "A" one family residence to "C" two family district be denied.

Single family residential allows reasonable use of the land. The Master Land Use Plan designates the area for low density.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-89-64

Motion by Mr. Campbell, seconded by Mr. Houston that we recommend to City Council that the petition by Marguerite R. Moore to rezone the property at 602 W. Ionia Street from "D" apartment to "D-1" professional office district be granted.

Motion failed to pass by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson and Bretz—5.

Nays: Fink, Manz and Reynolds—3.

Z-90-64

Motion by Mr. Campbell, seconded by Mr. Manz that the Board recommend to City Council that the petition by Tony Coats to rezone a parcel at 3325 S. Cedar Street from "A" one family residence to "F" commercial district be granted and that the

North 30 ft. and the East 10 ft.

be zoned "J" parking.

Screening of the "J" parking area to consist of a 5 ft. cyclone type fence or a 5 ft. 6 in. rewood or cedar louvered fence with boards running perpendicular to the ground along the rear property line.

The parcel lies within the established strip commercial development along S. Cedar St. Because of the intense commercial development adjacent to this parcel, it is felt that this site is no longer desirable for residential use.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-91-64

Motion by Mr. Campbell, seconded by Mr. Houston that the petition by Elizabeth E. Webster Trustee, et al to rezone property in the Frandor Shopping Center described as:

That part of the Northeast  $\frac{1}{4}$  of Section 14, T4N, R2W, City of Lansing, Ingham County, Michigan beginning on the South line of Saginaw Street 80 feet wide at its intersection with the East line of Clippert Street 66 feet wide running thence Southerly 310 feet on the east line of Clippert St., thence Easterly 395 feet parallel with Saginaw Street to the West line of Frandor Avenue 50 feet wide, thence Northerly 310 feet on the Westerly line of Frandor Avenue to the South line of Saginaw Street at a point 372 feet Easterly of the point of beginning, thence to the point of beginning.

That part of the Northeast  $\frac{1}{4}$  of Section 14, T4N, R2W, City of Lansing, Ingham County, Michigan, commencing at a point on the East line of Clippert Street 850.0 feet North of the North line of Michigan Avenue; thence S.

89° 50' E. 400 feet, thence north along the West line of Frandor Avenue 250 ft.; thence West 400 feet, thence South to point of beginning.

from "J" parking to "F" commercial district be tabled until the next meeting.

Motion carried unanimously.

Z-92-64

Motion by Mr. Campbell, seconded by Mr. Houston that the petition by Bruce J. Maguire, Jr. to rezone a parcel in the 1900 block of E. Jolly Road described:

The South 552.75 feet of the E.  $\frac{1}{2}$  of S.E.  $\frac{1}{4}$  except the E. 552.75 feet, also except Boettcher's Subdivision, also except commencing 330 feet east and 33 feet north of S.W. corner of S.E.  $\frac{1}{4}$  of S.E.  $\frac{1}{4}$  thence east 100 feet, North 137 feet, West 100 feet, South 137 feet to beginning. Also except commencing at N.E. corner Boettcher's Court west 150 feet, North 200 feet, East 150 feet, South 200 feet to beginning Section 34

from "A" one family to "I" heavy industrial be tabled until the next Regular meeting.

Motion carried unanimously.

Smith Floral Motion by Mr. Campbell, seconded by Mr. Houston that the request from Smith Floral to change the screening requirements of the "J" parking area on his property at 1124 E. Mt. Hope Avenue be tabled.

Motion carried unanimously.

Plat Regulations W/Public Service and City Attorney. Motion by Mr. Houston, seconded by Mr. Reynolds that the Board recommend to City Council that the report on platting procedures containing information as requested by the Attorney General's Office, be adopted and that the report be forwarded to the County Plat Board and the Auditor General.

A copy of the report is on file in the Planning Department office.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Midway Industrial and Midway Plaza Motion by Mr. Houston, seconded by Mr. Ingersoll that the rules of procedure be

suspended so that Mr. Kirsten of Midway Realty be allowed to speak.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Mr. Kirsten stated that just under 12 acres of their property is zoned "J" parking and he used an example of Lot 48 off Miller Road, 10% is zoned "F", 30% is zoned "J" and the balance is zoned "D-M" multiple which appears inconsistent. They have a covenant on the property requiring no parking in front of the buildings, and there is also a set-back of 50 feet.

Motion by Mr. Houston, seconded by Mr. Ingersoll that the matter be referred to the Planning Board Staff for recommendation which is to be submitted to the Zoning Committee so that it can be presented to the Board at the October 28th meeting.

#### Streets Committee

Z-73-64

Motion by Mr. Houston, seconded by Mr. Reynolds that the Board recommend to City Council the request by Midway Trust Co. for an approved way in the 6600 block of S. Cedar Street be granted subject to the following recommendations:

Sewer, water, curb, and gutter grading and surfacing be done according to standards of the Public Service Department.

That the developed length of the proposed way not exceed 600 ft.

That the "way" terminate in a turn around 80 in diameter, curbed and finished to the above mentioned standards.

A financial guarantee of performance be provided prior to the issuance of a building permit.

In making this recommendation the Board considered that the area abutting the proposed way is zoned "F" commercial and it is assumed will develop in this manner. It follows that any road placed to serve the motel facility may be extended at a later date to serve future uses that could only be made accessible via this route. If it is determined that future extension of the street is contemplated, then its direction, characteristics, and ultimate point of termination should be known so that the impact on the community can be assessed.

The board recognizes in this recommendation the City is establishing a policy and procedure for the approval of future ways. The Board believes that the recom-

mended method of treatment to be the most satisfactory.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

V-3-64

Motion by Mr. Houston, seconded by Mr. Reynolds that the Board recommend to City Council that after considering the request of Mr. Duane Bower to install some form of fence along the alley next to 1247 Bensch St. that approval be given for construction of a fence not more than 28 ft. south of his property line, subject to the right of ingress and egress, without notice, by any public agency and subject to concurrence by the Board of Public Service.

Motion carried by the following vote;

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

SS-8-64

Motion by Mr. Houston, seconded by Mr. Reynolds that after considering the Mayor's Logan Street Axis Committee recommendation on the route for access to the Southwest part of the city (Logan Street) the Board tentatively approved the committee a recommendation and set a date of October 29, 1964, 7:30 P.M. in the City Council Chambers for a Master Plan hearing.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

It was suggested that Miller Road be considered for a inclusion in the Master Plan as a major thoroughfare.

Matter was deferred to a later date for decision.

SS-20-64

Motion by Mr. Houston, seconded by Mr. Manz that the Staff recommendation for the extension of Vernon Street be approved for the Capital Improvements Program at the earliest possible construction.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays None.

SS-16-64

Motion by Mr. Houston, seconded by Mr. Reynolds that after considering the request of the City Council dated August 17th relative to the extension of Pleasant Grove Road from Jolly Road south to M-99, that a 120 ft. right-of-way be acquired as the opportunity presents itself, but no construction of this roadway be undertaken until Pleasant Grove can be extended North from Mt. Hope to Clare St., or development to the South warrants the construction.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

SS-17-64

Motion by Mr. Houston, seconded by Mr. Manz that we recommend to City Council that after considering the request of the City Council dated August 17th relative to the extension of Aurelius Road from Mt. Hope Avenue north to I-496, that Aurelius Road be extended North of the proposed I-496 freeway and then turn westerly to connect with Shepard Street. In the future a connection of Shepard to Marshall to Wood should be provided and thus a North-South through street on the East side of the City can be developed.

This recommendation is in accordance with the policies established in the city's Master Plan.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

### Buildings and Properties

BP-11-64

Motion by Mr. Manz, seconded by Mr. Campbell that we recommend to City Council that considering the request for approval by the Parks Department to purchase a 10 acre parcel of land South of Willoughby Road and East of South Washington Road the request be approved and that the city take the necessary steps to purchase the property described as:

East 10 acres of East 20 acres of N.W.  $\frac{1}{4}$  of N. W.  $\frac{1}{4}$  of Section 16, Delhi Township.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, and Bretz—8.

Nays: None.

Motion by Mr. Manz, seconded by Mr. Reynolds that a letter of thanks be written to Mr. Stebbins for his offer of this park land.

BP-4-64

Motion by Mr. Houston, seconded by Mr. Campbell that we recommend to City Council that in connection with the Fire Station Study of last July for a fire station to be located in the vicinity of David and High Streets that Lake Lansing Road be extended west through to U. S. 27 with David Street being extended to connect through to Lake Lansing Road from Wood Street.

The Board further recommends that this be programmed to coincide with State Highway improvement of U. S. 127 in this vicinity and possibly as part of an Urban Renewal Project.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

BP-10-64

Motion by Mr. Manz, seconded by Mr. Houston that the Board recommend to City Council that after considering the letter from Bruce Cushman relative to purchasing right-of-way on the West corner of Burchfield Drive and Rouse Street known as Outlot "C" Burchfield Subdivision, that the outlot be retained in city ownership. There would be no objections to the adjacent property owners continuing to use the property for yard purposes.

There has been a 24 in. combination storm and sanitary sewer extended through this outlot, to serve the area to the west. If this lot were sold and it were necessary to make repairs to the existing sewer, all replacement of landscaping, etc., would be at city expense.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

SS-22-64

Motion by Mr. Houston, seconded by Mr. Manson that the Board recommend to City Council that after considering the letter from Mr. Francis Fine offering to donate Outlot C Bel Aire Meadows to the City, with the condition that the city would remove the diseased trees, that the property be accepted as a gift subject to the approval of the Parks Department.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

#### ROW-6-64

Motion by Mr. Manz, seconded by Mr. Houston that the Board recommend to City Council that the deed from the Lansing Board of Education for the dedication of a public street in the southwest portion of the city be accepted. The Board further recommends that the street be named Atwood in conformance with the name of the proposed school.

Motion carried by the following vote:

Yeas: Cambell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, and Bretz—8.

Nays: None.

#### SS-24-64

Motion by Mr. Manson, seconded by Mr. Houston that consideration of the request from Major Herbert K. Wolbert: U.S.A. to use a parcel of land in the N. E. corner of Marshall and Saginaw Streets for parking of Army vehicles and a storage building for supplies be tabled until the next meeting.

Motion carried unanimously.

### Ordinance

Motion by Mr. Ingersoll, seconded by Mr. Houston that the Board recommend to City Council that \$9,600 be appropriated for the services of Vilican Leman to write and review with the Board the proposed revision to the Zoning Ordinance.

### Urban Renewal

Mr. Reynolds suggested that a joint meeting of the Metropolitan Development Board and the Planning Board be held on Wednesday, October 28th at 8:30 following the public hearings, to discuss the matters mentioned in their letter.

### Capital Improvements

The Capital Improvement forms for this year have been forwarded to the departments and are to be returned to the Planning office by November 16th.

### Executive Committee

The Executive Committee had a joint meeting with the Urban Renewal on Thursday, October 1st.

### Planning Director's Report

The Planning Director reported that advertising is being done for the Assistant Director. The Senior Planners now on the staff have been notified of the opening and of their opportunity to file an application.

A list of meetings, speeches, and conferences attended by the Planning Director and members of the Planning Department staff was read by the Planning Director.

Motion by Mr. Houston, seconded by Mr. Manson that the following change be made in the Rules of Procedure:

Deletion to Part 1 (Page 5):

20. **REFERRALS** (Entire paragraph to be deleted)

To be added to Part II (Page 9):

#### 3.4 REFERRALS

"All matters referred or presented to the Planning Board for study and recommendation must be referred to the Planning Department at least ten (10) days before the date of the meeting of the Board (unless the rules are suspended)."

This addition would change the numbers of the following categories to:

3.5 Quorum

3.6 Disqualification

3.7 Attendance

3.8 Order of Business

3.9 Motions

3.10 Voting

3.11 Board Action

3.12 Parliamentary Procedure

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Motion by Mr. Houston, seconded by Mr. Manson that the following change be made in the Rules of Procedure:

Proposed amendment to Part II (Page 13).

4.4 **PUBLICITY** All public releases regarding committee discussions and decisions reached at the executive sessions of the Planning Board or releases of any other information relating to the work of the Planning Board

shall be made only by the Chairman, or the Executive Committee, or with their approval, by the secretary.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Bretz—7.

Nays: Reynolds—1.

Motion by Mr. Campbell, seconded by Mr. Houston that the following amendment be made to the Policy and Procedure:

Part II, Section 3.

3.3 **PUBLIC** All regular and special meetings, hearings, records of the Board, its resolutions, transactions, findings, and determinations as well as acts shall be open to the public. Staff reports and other information gathered by the staff for the Board are not considered public records and are not to be made public.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

#### Other Communications

A letter from Mrs. Herman Kaulitz, 517 Shepard Street was read regarding the truck traffic problem on her street.

Motion by Mr. Manz, seconded by Mr. Campbell that the letter be referred to City Council.

A letter from Wolverine Commercial and Industrial Development Corporation relative to the shortening of the Mud Lake drain was read.

Matter was referred to the Zoning Committee.

A letter from Wolverine Commercial and Industrial Development Corporation relative to reconsidering zoning on properties which have not been developed within a specified period of time, was read.

Matter was referred to the Zoning Committee.

Meeting adjourned at 12:35 A.M.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Special Meeting, October 21, 1964

Present were: Bretz, Houston, Ingersoll, Reynolds, Fink, Campbell and Manson—7.

Absent: Manz—1.

Motion by Mr. Ingersoll, seconded by Mr. Manson that the rules of procedure be suspended regarding the notification time for special meetings and that the length of notice be waived.

Notification was made to the local news media.

Motion carried by the following vote:

Yeas: Bretz, Houston, Ingersoll, Reynolds, Fink, Campbell and Manson—8.

Nays: None.

Special meeting was called to order by Chairman Russell Fink at 4:40 P.M.

Motion by Mr. Ingersoll, seconded by Mr. Houston that the Board recommend to City Council that the following resolution be adopted:

1. The retention of Vilcan-Leman and Associates, Inc., Planning Consultants to edit and critique the proposed text. (A copy of the proposed contract with a stated sum of \$9,600.00 is on file in the Planning Department Office. A copy of this contract is now in the hands of the City Attorney for his review).
2. Mr. Stanley Burke, Attorney at Law, Birmingham, Michigan or Mr. Robert Fraser, Killedrew and Fraser, Attorneys-at-Law, St. Clair Shores, Michigan or any attorney whom the City Council feels advisable, would be retained to evaluate the proposed text within the light of local ramifications and coordinate same with the planning consultant.
3. That the Board follow the program recommended by the Michigan Municipal League in regard to public relations in the development of the Zoning Ordinance. Prominent groups such as representatives from the Chamber of Commerce, citizen associations, industry, trade, code enforcement, builders, real

estate, labor and the professions be contacted for their council and recommendation on various aspects of the ordinance.

4. The staff continue to develop and complete the proposed Zoning Map and to develop standards and work with the consultant on refining the zoning text.
5. The consultant and the staff coordinate with the Tri-County Regional Planning Commission in the development of zoning definitions and other criteria lending to a standardization of zoning ordinances throughout the region.
6. Continuing discussions with the City Council on the content of the ordinance should be held while the above processes are being carried out.

Motion carried by the following vote:

Yeas: Bretz, Houston, Ingersoll, Fink, Campbell, Manson—6.

Nays: Reynolds—1.

Motion by Mr. Houston, supported by Mr. Manson that the Crossroad treatment resolution for limited access highway improvement I-496 as recommended by the Public Service Committee of City Council be approved and the Board indicates its support of the resolution.

It was noted that the Board is especially concerned as to the final development of the Clare St., Logan Street, and Aurelius Road complexes and will work with the Council and other boards to help determine appropriate solutions for them.

Motion carried by the following vote:

Yeas: Bretz, Houston, Ingersoll, Fink, Campbell, Manson and Reynolds—7.

Nays: None.

Meeting adjourned at 5:15 p.m.

RAYMOND C. GUERNSEY,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Special Meeting, October 28, 1964

Meeting was called to order at 7:00 P.M. by Chairman Russell Fink.

Present were: Campbell, Fink, Houston, Ingersoll, Manson Manz and Reynolds—7.

Absent: Mrs. Bretz—1.

Notification was made to the local news media.

Z-105-64

Mr. Bob Harrington of the Channel Woods Swim Club was present and outlined plans for a swimming Pool Community Unit Plan for property in the 2400 Block of York Street described as:

A strip of land 9 rods in width, except the West 811.5 ft. thereof, off the south end of the north 30 acres of the South 60 acres of the west fractional  $\frac{1}{2}$  of the northwest  $\frac{1}{4}$  of Section 30, T4N, R2W, Ingham County, Michigan.

Slides were shown. Mr. Paul Pasichnyk introduced the members of his group, Mr. Harrington, Mr. John Gutka, Mr. Bob Borland, Mr. Howard Guertzier, Mr. Bill Dietrich and Mr. Rusty Lebsack. He further advised that Mr. Black was to represent the property owners for the area, but could not attend the meeting because he was in Chicago.

Mr. Don Gilliam of 3519 Cooley Drive spoke in opposition of the rezoning and advised that he lived adjacent of the proposed site. He said that the only contact he had had was a letter and a card on the meeting tonight. He stated that he would like to rest after a hard week and felt that there would be a disturbance from this type of facility. He further advised that this could damage property values.

Mrs. Freida Selfridge, 1217 Cleo Street stated that she had purchased a lot on Cooley Drive near Mr. Gilliam and that she lived alone and purchased the lot because it was quiet there. She did not want to listen to a lot of screaming children. She had not received any card nor did the former owner.

Mr. Mike J. Ferrell of 3400 Glasgow Drive had written a letter of objection which was read to the Board.

Mr. Pasichnyk advised that this planned project is between two subdivisions with most of the residential area in Scotsdale Subd. There are approximately 500 homes in the area and 200 families will be permitted membership to pool.

This land is unsuitable for subdividing, being  $148\frac{1}{2}$  feet in width 800 feet in length running East and West and from the curb. The part they will use is 382 ft. from York, East, for pool and rest to be deeded for a wildlife area. Mr. John Doyle, 3319 Christine Drive stated that there is a pool in Rockford and that the structure appreciated the neighborhood rather than depreciated it.

Mr. Thomas Bircham of 3414 Glasgow raised his objection because of the noise and being too close to his property. He further stated that he had not been contacted except for a map.

Matter was referred to the Zoning Committee and the spokesman for the Channel Woods Swim Club was advised to contact the office for reports.

Motion by Mr. Houston, seconded by Mr. Manz that the next regular meeting of the Planning Board be postponed until November 10th, because of the election of November 3rd.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz and Reynolds—7.

Nays: None.

Z-106-64

Mr. Richard Beneicke, Mr. Robert Krue and Mr. Bill Scott, Sales Manager, appeared representing the Groesbeck Club Colony Community Unit Plan on Property on Height St. between Fairview (Fairview Ave. between Heights St. and Groesbeck) described as:

Lots 365, 366, and 367 of Groesbeck Hills Subdivision No. 10 a subdivision of the Northwest  $\frac{1}{4}$  of Section 11, T4N, R2W, City of Lansing, Ingham County, Michigan and also that portion of said Northwest  $\frac{1}{4}$  of Section 11 beginning at the Northeast corner of said Lot 365 of said Groesbeck Hills Subdivision No. 10 running thence Easterly 48 ft. on the South line of Heights Ave. as projected East thence South 250 ft. parallel with the East line of said Lots 365, 366 and 367 to the North line of Groesbeck Avenue projected East thence Westerly 48 ft. to the Southeast corner of Lot 367 thence North 250 ft. on the rear lot line of Lot 365, 366 and 367 to the point of beginning.

Mr. Beneicke stated they had acquired this 70 platted lots and tentative 110 unplatted lots and their desire was to add something to this community.

The pool is to be heated year around. The building will be of fiber glass construction which will be translucent, and will thus help alleviate any nuisance value that might be created. The structure will have locker rooms; a large foyer; a recreation area consisting of tot lots, shuffleboard courts, etc.; a lounge which may be used for neighborhood gatherings and which also can be rented; a catering or service station; an outdoor living patio with grills; a game room and parking for 40 to 50 cars. No properties adjacent to the proposed site are now developed. They will provide screening.

Membership will be 200 families. Home buyers in the area will automatically become members and will share in the maintenance. The operation will be managed by a corporation which will be composed of shareholders. The structure will be approximately 110 feet from the property line to the nearest residence.

Supervision or lifeguards for the pool will be controlled by the shareholders.

Mr. Robert Krue advised that, in Farmington, the shareholders had set up the regulation that whenever the doors were opened a qualified person must be on duty.

Matter was referred to the Zoning Committee.

Z-82-64

Mr. Edwin P. Brown, Senior Planner explained the reason for putting the petition to rezone the property at the 3400 Blk. Stabler and 100 Blk. Holmes Road described as:

A subdivision on part of the N.E.  $\frac{1}{4}$  of the N. W.  $\frac{1}{4}$  of Section 33, T4N, R2W, City of Lansing, Ingham County, Michigan

from "A" one family residential to "D-M" multiple dwelling district, on the agenda.

Matter was referred to the Streets Committee.

Z-110-64

Mr. Erested and Mr. Smith appeared in behalf of the petition to change some of the zoning in Midway Industrial Plats to more closely conform to present use.

Matter was referred to the Zoning Committee.

## BUSINESS SESSION

Z-97-64

Motion by Mr. Houston, seconded by Mr. Ingersoll that the Board recommend to City Council that the petition by Dr. Robert O. Drews to rezone property at 1912 Donora, 888-840 E. Mt. Hope from "D-1" Professional and "J" Parking to "J" parking and "D-1" professional district be denied and that parts of Lots 6 and 7, Hollywood Subd., City of Lansing, Ingham County, Michigan described as:

North 70 ft. of Lot 6 and 7, also the South 50 ft. of the East 25 ft. of Lot 7

be rezoned from "J" parking to "D-1" professional.

The Board further recommends that ingress and egress to the site be on Donora Street, so as not to introduce traffic directly on to Mt. Hope which is a primary thoroughfare.

Screening of low dense evergreen plantings be provided along the North and Easterly property line, except at ingress and egress points.

The "J" parking district zone can be eliminated on these lots as the "D-1" professional office district requires one parking space for each 300 sq. ft. office area.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz and Reynolds—7.

Nays: None.

Z-106-64

Motion by Mr. Houston, seconded by Mr. Reynolds that the Board recommend to City Council that the petition to approve a Community Unit Plan on property on Height St. between Fairview (Fairview Ave. between Heights St. and Groesbeck) described as:

Lots 365, 366 and 367 of Groesbeck Hills Subdivision No. 10 a subdivision of the Northwest  $\frac{1}{4}$  of Section 11, T4N, R2W, City of Lansing, Ingham County, Michigan and also that portion of said Northwest  $\frac{1}{4}$  of Section 11 beginning at the Northeast corner of said Lot 365 of said Groesbeck Hills Subdivision No. 10 running thence Easterly 48 ft. on the South line of Heights Avenue as projected East thence South 250 ft. parallel with the East line of said Lots 365, 366, and 367 to the North line of Groesbeck Avenue projected East thence Westerly 48 ft. to the Southeast corner of Lot 367 Thence North 250 ft. on the rear lot line of Lot 365, 366, and 367 to the point of beginning.

1. That the project conform to all pertinent state and local regulations.
2. That the parking space as shown on the plan be developed complete with hard surface and wheel stops.
  - a. Parking space be a minimum of 65 ft. wide to provide for 90 degree parking.
3. That the outdoor area be lighted when in use during hours of darkness with an intensity of 2/10 lumens of light per square foot, so arranged to prevent direct or reflected glare on adjacent property.
4. A minimum of one acre shall be devoted to recreational development.
5. That yard and height regulations of "A" one family district be observed.
6. That a 5 ft. 6 in. high translucent fence, or a dense evergreen hedge with a mature height of 5 ft. 6 in. be placed along the property line where the plan abuts residentially used lots.
7. That no malodorous gas or matter be permitted which is discernable in any adjoining lot or property.
8. That a building permit be secured within twelve months of Council approval.
9. That if approval is granted, the developer will have permission to reduce the width of the balance of the lots in this block, provided no more than four lots of sixty foot width are so created (all others shall be 65 foot or more in width)

Following a period of study by the Planning Staff and the public hearing the Planning Board found that the adjacent property would not be adversely affected; that the plan is consistent with the intent and purpose of the zoning code to promote public health, safety, morals and general welfare; and that the buildings and structures shall be used only for community activities.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz and Reynolds — 7.

Nays: None.

#### Z-82-64

Motion by Mr. Houston, seconded by Mr. Ingersoll that the Board recommend to City Council that the petition by Herman Davidson to rezone the property at Stabler and Holmes Road described as:

A subdivision on part of the N.E.  $\frac{1}{4}$  of the N.W.  $\frac{1}{4}$  of Section 33, T4N, R2W, City of Lansing, Ingham County, Michigan

from "A" one family residential to "D-M" multiple dwelling district be denied as filed and that the South 330 ft. of the following described property:

The E. 12 acres of the N. E.  $\frac{1}{4}$  of the N.W.  $\frac{1}{4}$  except the North 33 ft. and the East 35 ft. of Section 33, T4N, R2W, City of Lansing, Ingham County, Michigan

be rezoned from "A" one family to "C" two family district.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz and Reynolds—7.

Nays: None.

#### Z-110-64

Motion by Mr. Houston, seconded by Mr. Manz that the Board recommend to City Council that the property in the 5600 block of S. Pennsylvania Avenue located North of Miller Rd. and East of Pennsylvania Avenue also an adjacent strip North of Miller Rd. and West of Pennsylvania Avenue more commonly known as Midway Industrial Park be rezoned as follows:

The East 50 ft. of Lots 1 and 2 of Midway Industrial Center be rezoned "I" heavy industrial to "J" parking.

The East 50 ft. of Lots 19 and 20 of Midway Industrial Center be rezoned from "H" light industrial to "I" heavy industrial to "J" parking, and the balance of Lots 19 and 20 be zoned "H" light industrial.

Lot No. 24 Midway Industrial Center No. 1 be zoned "H" light industrial.

The West 50 ft. of Lots 21, 22 and 23, and 32 of Midway Industrial Center No. 1 be zoned "J" parking and the balance of Lots 21, 22, 23 and 32 be zoned "H" light industrial.

The West 50 ft. of Lots 33 and 34 of Midway Industrial Subd. No. 2 be zoned "J" parking and the balance of Lots 33 and 34 be zoned "H" light industrial.

The West 12.50 ft. of Lots 35 and 36 of Midway Industrial Center No. 2 be zoned "J" parking and the balance of Lots 35 and 36 be zoned "H" light industrial.

The West 12.50 ft. of the North 130.20 ft. and the West 50 ft. of the South 207.70 ft. of Lot No. 49 Midway Industrial Subd. No. 2 be zoned "J" parking and the balance of Lot 49 be zoned "H" light industrial.

The South 50 ft. of Lots 46, 47 and 48 of Midway Industrial Center No. 2 be zoned "J" parking and the balance of Lots 46, 47, and 48 be zoned "G-2" wholesale.

Lots 37, 44, 45, 50 and 51 of Midway Industrial Subd. No. 2 be zoned "H" light industrial.

And the balance of the lots of Midway Industrial Center, Midway Industrial Center No. 1, and Midway Industrial Center No. 2 be zoned "I" heavy industrial.

The West 30 ft., the East 55 ft. of the South 47.7 ft. and the East 22.75 ft. of the North 52.3 ft. of Lot 4 of Midway Plaza be zoned "J" parking and the balance of Lot 4 be zoned "G-2" wholesale.

The East 22.75 ft. and the West 30 ft. of Lot 5 Midway Plaza be zoned "J" parking and the balance of Lot 5 be zoned "G-2" wholesale.

The East 55 ft. and the West 30 ft. of Lots 6 through 19 of Midway Plaza No. 1 be zoned "J" parking and the balance of Lots 6 through 19 be zoned "G-2" wholesale.

The West 30 ft. of Lot 1 of Midway Plaza be zoned "J" parking and the balance of Lot No. 1 be zoned "G-2" wholesale.

The East 55 ft. and the West 30 ft. of Lots 2 and 3 of Midway Plaza be zoned

"J" parking and the balance of Lots 2 and 3 be zoned "G-2" wholesale.

The West 30 ft. and the E. 50 ft. of the following described property: Comm. at the N.W. corner of Lot No. 5 Midway Plaza, thence North, to the S. W. corner of Lot 6, of Midway Plaza No. 1, thence East along the South line of Lot 6 to the West line of Pennsylvania Ave., thence South along the West line of Pennsylvania Ave., to the intersection of the North lot line of Lot No. 5, if extended, Midway Plaza, thence West along said North lot line to beginning be zoned "J" parking, and the balance of the above described property be zoned "G-2" wholesale.

Comm. S.  $\frac{1}{4}$  corner of S. W.  $\frac{1}{4}$  Section 3, thence S.  $89^{\circ} 49' 40''$  E. 277.5 ft. N.  $0^{\circ} 08' 30''$  W. 300 ft., N.  $89^{\circ} 43' 40''$  W. 277.5 ft. S.  $0^{\circ} 08' 30''$  E. 300 ft. to beginning except W. 77.5 ft. and except S. 50 ft. Section 3, T8N, R2W be rezoned to "F" commercial district

All described property being part of the City of Lansing Ingham County, Michigan

The present zoning of this property was initiated and completed before plans for development or platting had taken place. The Board believes that this proposed rezoning will not harmfully affect adjacent properties, and will allow for a more orderly development of the land. This rezoning recommendation completely revises the zoning plan for this area.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz and Reynolds—7.

Nays: None.

Meeting adjourned at 8:15 P.M.

RAYMOND G. GUERNSEY,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Special Meeting, October 29, 1964

Meeting was called to order by Chairman Russell Fink at 7:50 P.M.

Present were: Messrs Fink, Houston and Manz—3.

Absent were: Messrs. Campbell, Ingersoll, Manson and Reynolds and Mrs. Bretz—5.

Introductory remarks were given by Mr. Russell Fink, Chairman.

Proposed revision comments were given by Mr. John W. Houston, Sr., Chairman of the Planning Board Streets Committee.

The Planning Director explained the proposed change in the Comprehensive Master Plan to include Miller Road as a Major Thoroughfare.

The Director showed charts and graphs showing the population and traffic growth over the past few years which made the need for a new traffic pattern in this area necessary. He explained the Mayor's Committee recommendations and of the several different plans that were considered.

Mrs. Bretz and Mr. Manson came in at 8:13 P.M.

A five minute recess was called so that slips could be picked up from the audience which contained their questions.

Mr. Ingersoll came in at 8:20 P.M.

Mr. Don Bryhen asked the Board to explain the costs of the different route plans.

Mr. Lawrence Danford questioned the need for a change when this was part of the Master Plan in 1958.

Mrs. Laura Johnson wanted to know how close the houses on Birch Street would be to the highway.

Mr. Walter Carter questioned why the bond project wasn't approved inasmuch as it had been passed by 53%. He further wondered if the committee had taken into consideration the business places that would be removed by this move.

Mr. Herman Hale wondered if it wouldn't be just as easy to use the East side of Logan rather than the West.

Mr. Willett Hammond wondered how much of an increase in the traffic and noise this system would make.

Mr. Adam Kessler asked if it would be possible to move over about 200 feet so that the Casa Nova could be left in its present location.

He also wondered whether or not it would be possible to prevent building on property that could be used for future thoroughfares.

Mrs. Merritt Hine line asked if one reason for wishing to use the West side was because of the Barnes St. School which is old, and also if there was a possibility of making an addition to one of the newer schools so that the East side could be used. She also expressed her concern over the fact that this roadway would make her otherwise quite neighborhood noisy, and would decrease their property values.

Mr. Lee Sprague wondered if it would not be possible to construct a bridge to direct the Olds traffic direct to Olds. He further asked if some thought had been given to the shuttling of starting and closing of schools, factories, stores and business places to eliminate the traffic congestion. He also questioned the possibility of more extensive traffic directional lights similar to those in Toledo.

Mr. Morgan Carter and Mr. George Winn questioned whether or not both sides of Logan would be utilized.

Mr. Robert Reed asked the date for the starting of construction.

Mr. Chester Dzubinski questioned when the property would be purchased.

Mr. Cecil Rathbun, questioned if there would be a possibility of using the Patten-gill plan.

Mr. Elijah Basel offered some comments and suggestions from his own observations.

Mr. Wm. Wrobel advised that he and his wife, several years ago, had filed a petition that Logan Street not be widened and wondered if the Board was aware of this. He further asked if this were to be like 8 Mile Road in Detroit.

Mr. Charles Hayden wondered if Comstock Park would be saved.

Mr. Abe Gamel asked where he could move to.

Mrs. Lawrence Danford asked about the Pattengill route.

Mr. Walter Carter wondered if Council

had the figures on the different plans before making their decisions.

Mr. William Wrobel wondered if the State and Federal government would be paying a share of the construction costs.

Mr. Johnson questioned if this would interfere with traffic on Butler St.

Mr. Russell Fink explained the next steps to be taken and advised the audience that the Board would send their recommendation to City Council by the end of the year.

Meeting adjourned at 9:40 P.M.

RAYMOND C. GUERNSEY,  
Planning Director.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Special Meeting, November 7, 1964

Meeting was called to order at 10:30 A.M. by Chairman Russell Fink.

Present were: Bretz, Campbell, Houston, Manz, Fink, Ingersoll and Reynolds—7.

Absent: Manson—1.

Notification of this meeting had been sent to the news media.

Motion by Mr. Houston seconded by Mr. Ingersoll that the rules of procedure be suspended regarding the 48 hour notification of special meetings.

Motion carried by the following vote:

Yeas: Bretz, Campbell, Houston, Manz, Fink, Ingersoll and Reynolds—7.

Nays: None.

Motion by Mr. Houston, seconded by Mr. Campbell that Miller Road be included in the Master Plan as a primary thoroughfare from Aurelius Road, extended westerly to Creitz Road.

Motion carried by the following vote:

Yeas: Bretz, Campbell, Houston, Manz, Fink, Ingersoll and Reynolds—7.

Nays: None.

Moved by Mr. Houston supported by Mr. Campbell that the Mayor's Committee recommendation be concurred with and recommended to City Council together with the following recommendations:

1. The determination of the design of the boulevard on the South of I-496 be kept in a flexible status and that serious consideration be given to the East side of Logan, along with the West, because of the cost and land use factors involved.
2. The first phase, St. Joseph to Kalamazoo, North of I-496 should be accomplished in conjunction with the boulevard construction South of I-496.

The second phase from Kalamazoo North to Oakland to be accomplished following Phase One.

The third phase to be accelerated so that upon completion of the second phase the third phase will begin.

3. That the third phase be designed to include a route North of Oakland which would swing westerly to join Logan, South of Comstock Park.
4. The Board further recommends that additional study be given to the possible development of a boulevard facility with the Westerly South bound part being developed behind the commercial property, (approximately 300 feet) from the Grand River South to Mt. Hope and then shifting easterly to a 80 ft. median boulevard from Mt. Hope South to Victor.

Motion carried by the following vote:

Yeas: Bretz, Campbell, Houston, Manz, Fink, Ingersoll, Reynolds and Manson voting by proxy.

Mr. Manz commented that he was in favor of recommendation number four because of the possible loss of business which are neighborhood stores.

Mr. Reynolds stated that he was in favor of recommendation number four and in addition, Moores River Drive should pass over the new South bound roadway.

Mr. Manz announced that property is usually the main thing that is purchased not good will.

General discussion followed.

Meeting adjourned at 11:00 A.M.

RAYMOND C. GUERNSEY,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings, November 10, 1964

November 10, 1964

Court Room No. 1

City Hall

7:00 P.M.

Meeting was called to order by Chairman, Russell H. Fink, at 7:30 P.M.

### ROLL CALL

Present were: Messrs. Fink, Houston, Ingersoll, Manson, Manz, Reynolds, and Mrs. Bretz—7.

Absent were: Mr. Campbell—1.

### HEARINGS

Z-19-64

Mr. Thomas Sinas, Attorney, appeared in behalf of the petition to rezone the property in the 5100 Block of N. Grand River Avenue described as:

The West 533 feet of East 847.5 feet of the part of the North 80 rods of the W.  $\frac{1}{2}$  of the N.W. Fractional  $\frac{1}{4}$  of Section 6, T4N, R2W, lying South of Center line of Grand River Avenue (U.S. 16) formerly Lansing Township, now City of Lansing

from "A" one family to "F" commercial and "J" parking, and advised that they have been unable to sell it for residential, however, they have had offers for commercial. Mr. Sinas told of the commercial and industrial uses in the vicinity of this property. He further advised that they would like at the Grand River frontage of this property rezoned.

Matter was referred to the Zoning Committee.

Mr. Cambell arrived at 7:40 P.M.

Z-107-64

Mr. Robert T. Wadsworth appeared in behalf of the petition to rezone the property

at 4805 N. Grand River Avenue from "A" one family to "F" commercial, and stated that his business has been at this address since 1956. In order for him to expand his business so that he can have inside service during the bad weather, he would like to construct a building 20 x 20 ft. The present building is 22 x 20 ft., The new structure would allow him to operate his business on a year around basis.

Matter was referred to the Zoning Committee.

Z-108-64

Mr. Leonard Schriber appeared in behalf of the petition to rezone the property at 5700 Aurelius Road, from "A" one family to "H" light industrial, and reported that they petition for the industrial zoning because it is needed for the outside storage of portable air compressors and other machinery such as small tractors, set. They would like to construct a building 60 x 80, for office space and display purposes which they feel would improve the site and enhance the property. They presently have installations in both Detroit and Grand Rapids. Their Grand Rapids address is 5311 Plainfield, and their local address is 2231 E. Grand River in Okemos. Telephone 337-8705.

He further stated that his company was aware of the future plans for widening of Aurelius Road. The property has been surveyed.

Matter was referred to the Zoning Committee.

Z-109-64

Mr. Lloyd Parr appeared in behalf of Mr. Tepsich concerning the Planning Boards recommendation to rezone the property at the Northeast corner of Logan and Holmes Road described as:

That part of S.E.  $\frac{1}{4}$  of S.E.  $\frac{1}{4}$  Section 29, lying W. of Washington Ave. exc. com. at int'n E'y line S. Logan St. and E. and W.  $\frac{1}{2}$  line of S.E.  $\frac{1}{4}$ , thence E. 936.2 ft., S. 245 ft. W. 515 ft., S. 5 ft., W. to E. line S. Logan St., N. to beg.; Section 29, T4N, R2W

Com. at int'n. W. line Section 28 and S. line Logancrest Subd., thence E. along S. line Logancrest Subd. to W'ly line S. Washington Ave., S.W.'ly along said W'ly line S. Washington Ave. to W. line Section 28, N. to beginning; Section 28, T4N, R2W

from "F" commercial and "J" parking district to "D-M" multiple dwelling district and advised that this property comprised approximately 29 acres, it was originally planned for a shopping center and was zoned commercial after being annexed to the City. The have litigations (9 confirmed leases) on the shopping center. They may desire to have it rezoned to "D-M" after the cases are closed but the case is now in Circuit Court before Judge Solomon and they are bound by their commitments. They prefer that it remain in its present classification.

Mr. Roger Neilsen, attorney, for the opposition appeared and stated that his clients have expended between 75 and 90 thousand dollars for the development of this proposed shopping center.

Mr. Francis P. Ross of Akron, Ohio, President of Capitol Plaza affirmed that they do not believe they could afford to back out. The architect plans alone cost \$22,500, so they plan on going ahead. He stated that they have been working on this site since 1957, and they intend to proceed with the development of the ground. Other groups have spent money on this center too. To rezone this property now would work a financial hardship on many people.

Mr. Parr advised that the briefs on the court case are due Friday of this week (November 13, 1964). If a settlement is reached they hope to have construction going in six months. It may take 90 days to get this case out of court.

Matter was referred to the Zoning Committee.

Z-111-64

Mr. Tom Mondano, representing Gulf Oil Corporation, appeared in behalf of the petition to rezone the property at 4213 S. Cedar Street from "A" residential to "F" commercial and reported that they are improving some of their property throughout Lansing and are unable to remodel this station because of the present classification.

Matter was referred to the Zoning Committee.

Z-112-64

Mr. C. E. Jackman, Real Estate Manager for the Kaybee Pipe Line Company, Inc. appeared in behalf of the petition to rezone the property at 2800 S. Cedar Street from "E-1" Drive-in shop to "E-2" drive-in shop and stated that they needed the reclassification

so that the station could be modernized. It was built in 1952 and in 1960 stations were deleted from the "E-1" classification.

Matter was referred to the Zoning Committee.

Z-113-64

Mr. William M. Matthews appeared in behalf of the petition to rezone the property at 507 N. Fairview from "B" one family to "D" apartment and advised that he has an option on property adjacent to this. He was advised to contact the office.

Matter was referred to the Zoning Committee.

Z-114-64

No one appeared in behalf of the petition to rezone the property in the 200 block of S. Fairview Avenue from "B" residential to "D" apartment district.

Matter was referred to the Zoning Committee.

Z-115-64

Mr. Donald Fox, Attorney, appeared in behalf of the petition to rezone the property in the 4700 Block of N. Grand River Avenue from "A" one family residence to "G-2" wholesale or "H" light industrial district and stated that there are two buildings on the property. They were used as a gas station and grocery store prior to this. The property is not usable for residential. The dairy equipment company have storage both outside and inside and want to enlarge, remodel and renovate the structures. They now rent property throughout the state and would like to consolidate here.

Matter was referred to the Zoning Committee.

Z-116-64

No one appeared in behalf of the petition to rezone the property in the 3600 Block of S. Logan Street from "F" commercial and "J" parking to "H" light industrial, however a letter from Mr. Harold Davis dated November 4th was read and placed on file.

Matter was referred to the Zoning Committee.

Z-117-64

Mr. Del Peterson, of Peterson Realty, appeared in behalf of the petition to rezone the property at the Northwest corner of

Pleasant Grove and Reo Roads except for a parcel 190 ft. x 496 ft. in the southeast corner of the parcel (approximately 4600 block Pleasant Grove Road) described as:

South 30 acres of the northeast  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of Section 31 except a parcel 495 ft. north and south by 190 ft. east and west of the southwest corner thereof, Section 31, T4N, R2W City of Lansing, Ingham County, Michigan (30 acres more or less)

from "A" one family to "D-M" multiple dwelling district and advised that he believed this would be good utilization of the property. They have no plans at present.

Mr. Peterson was advised to contact the staff if they wish to have the community unit plan prior to the next field trip of the zoning committee, about the middle of November.

Matter was referred to the Zoning Committee.

Z-118-64

No one appeared in behalf of the petition to rezone the property at 828 S. Butler Blvd. from "C" two family to "I" heavy Industrial district.

Matter was referred to the Zoning Committee.

Z-119-64

No one appeared in behalf of the petition to rezone the property at 426 W. Ottawa Street from "D-M" multiple dwelling to "D-1" professional office district.

Matter was referred to the Zoning Committee.

Z-120-64

No one appeared in behalf of the petition to rezone the property at 701 and 707 W. Washtenaw and 314 S. Sycamore from "D-M" multiple and "D" apartment district, however a letter from Mr. Harold M. Davis dated November 4, 1964 was read and placed on file.

Matter was referred to the Zoning Committee.

Z-121-64

No one appeared in behalf of the petition to rezone the property on Louisa and Fred Streets, described as:

The following lots all in Supervisor's Plat No. 3 a part of the East  $\frac{1}{2}$  of Southeast  $\frac{1}{4}$ , Section 4 and a part of

the West  $\frac{1}{2}$  of Southwest  $\frac{1}{4}$  Section 3, T3N, R2W, City of Lansing, Ingham County, Michigan. Lots 74 through 80 inclusive: Lots 71 and 72: Lot 86 through 93 inclusive: Lots 108 through 111 inclusive: Lots 119 and 120; Lots 83 and 114

from "A" one family to "C" two family.

Matter was referred to the Zoning Committee.

Z-124-64

Motion by Mr. Houston, seconded by Mr. Campbell that the rules of procedure be suspended so that a hearing can be held on Z-124-64.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Mr. Fred A. Newman appeared in behalf of the petition to rezone the property at 3526 Forrest Road from "A" one family to "B" one family residence and advised that he was representing the long range planning committee and presented a site plan. The property contains 4.29 acres and they wish to build a parsonage 80 x 80 which will have a seating capacity for 600. They intend to have a sanctuary behind the parsonage. Parking will be provided for 162 cars and leave parking area for the future for 154 more cars. Their present congregation is 110 families and they anticipate 250 families. They are one mile from the University in Spartan Village and feel that this is an ideal location. He showed a map designating the residence of their parishoners in relation to the church.

Matter was referred to the Zoning Committee.

## RECESS

## BUSINESS SESSION

## APPROVAL OF MINUTES

Motion by Houston, seconded by Reynolds that the minutes of the regular meeting of October 6th and of the special meetings of October 21 and 28th be approved.

Motion carried unanimously.

Z-37-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council the petition by Methodist Union of Greater Lansing and Quality Dairy Co. to rezone the property in the 4600 Block S. Pennsylvania described as:

Commencing 912.8 feet South of the intersection of the West line of Pennsylvania Ave. and the South line of Cavanaugh Road, at the intersection of the North line of Julia St. (if extended), thence South 250 feet, thence West 326.67 feet to the center of (Now Lynott St. proposed street), thence North 250 feet to the North line of Julia Street (if extended), thence East to place of beginning

from "B" one family residence to "F" commercial district be denied.

The area North of this site is undeveloped and zoned for a shopping center type development which will accommodate this type of use. This zoning if granted, would open Pennsylvania in this area to strip type development. Strip commercial development should be discouraged. It creates traffic hazards and reduces capacity of streets. Zoning is designed to relegate each land use so that it is in harmony with the adjoining uses. The proposed use would be an intrusion into an established residential-school area.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Reynolds, Bretz—7.

Nays: None.

Abstain: Manson—1.

Z-69-64

Motion by Campbell, seconded by Ingersoll that the Board recommends to City Council the petition by M. Joyce Johnson to rezone the property at 1228 N. Washington described as:

South 52 feet of N. 118 feet Lot 1 and North 52 feet Lot 7 Block 32 Original Plat

from "C" two family to "F" commercial district be denied.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-76-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council the petition by Clarence Fitzpatrick to rezone the property at 400 S. Butler Blvd. from "C" two family to "F" commercial district be granted due to the proposed highway re-alignment and desirable concentration of commercial at this location.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-86-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council the petition by Russell M. Kassouf to rezone the property at 910 W. Kalamazoo Street from "C" two family to "F" commercial district be granted due to the proposed highway re-alignment and desirable concentration of commercial at this location.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-91-64

Motion by Campbell, seconded by Ingersoll that the petition by Elizabeth E. Webster Trustee, et al to rezone property in the Frandor Shopping Center described as:

That part of the Northeast  $\frac{1}{4}$  of Section 14, T4N, R2W, City of Lansing, Ingham County, Michigan beginning on the South line of Saginaw Street 80 feet wide at its intersection with the East line of Clippert Street 66 feet wide running thence Southerly 310 feet on the east line of Clippert St., thence Easterly 395 feet parallel with Saginaw Street to the West line of Frandor Avenue 50 feet wide, thence Northerly 310 feet on the Westerly line of Frandor Avenue to the South line of Saginaw Street at a point 372 feet Easterly of the point of beginning, thence to the point of beginning.

That part of the Northeast  $\frac{1}{4}$  of Section 14, T4N, R2W City of Lansing, Ingham County, Michigan, commencing at a point on the East line of Clippert Street 850.0 feet North of the North line of Michigan Avenue; thence S. 89° 50' E. 400 feet; thence north along the West line of Frandor Avenue 250 ft., thence West 400 feet, thence South to point of beginning.

from "J" parking to "F" commercial district be tabled until next official meeting.

Motion carried unanimously.

Z-92-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to the City Council the petition by Bruce J. Maguire, Jr. to rezone the property in the 1900 Block of E. Jolly Road described as:

The South 552.75 feet of E.  $\frac{1}{2}$  of S.E.  $\frac{1}{4}$  except the E. 552.75 ft. also except Boettcher's Subdivision, also except commencing 330 feet east and 33 feet north of S.W. corner of S.E.  $\frac{1}{4}$  of S.E.  $\frac{1}{4}$  thence east 100 feet, North 137 feet, West 100 feet, South 137 feet to beginning. Also except commencing at N.E. corner Boettcher's Court west 150 feet, north 200 feet, east 150 feet, south 200 feet to beginning, Section 34

from "A" one family to "I" heavy industrial district be denied.

The Planning Board recommends that this parcel and the entire Sycamore Flood Plain, between the sanitary land fill on the south and Scott Woods on the north be acquired for a future park purpose.

The topography of this area, principally stream bed, or flood plain, is most adaptable to recreational, (regional park) type uses rather than industry. There are at present no provisions for municipal sewers or water in the area. State plat laws prohibit platting in a flood plain of a river or creek.

A portion of this proposed acquisition would assist in the extension of Holmes Road to the East.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds, and Bretz—8.

Nays: None.

Z-93-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Nellie B. Potter and Robert E. Smith to rezone the property at 3511 N. East Street from "A" one family to "G-2" wholesale district be denied as filed and that Lots 63 and 64 Supervisor's plat of Schworer's Bloomfield Farms be zoned "G-2" wholesale and

Lot 67

be zoned "J" parking.

One of the following types of screening be provided along the West and South lines of the "J" parking district:

A dense evergreen planting, a mature height of 5 ft. 6 in.;

A decorative masonry wall 5 ft. 6 in. high;

A chain link fence with interwoven redwood slats 5 ft. 6 in. high;

A redwood fence 5 ft. 6 in. high with boards running perpendicular to the ground.

and low evergreen plantings be provided along the North line of the "J" parking area except at ingress and egress points.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-94-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Edna Ramont to rezone the property at 6261 Miller Road from "A" one family to "H" light industrial be denied.

The Master Land Use Plan indicates this area for residential. Light industrial zoning at this location would be out of character with the area (i.e. spot zoning). This area was recently annexed to the city and any change of zoning as requested at this time would not be in the best interest of the community.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-95-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Charles M. Van Sickle to rezone the property at 1035 E. Saginaw Street from "C" two family to "F" commercial district be denied.

The non-conformance status of this parcel has promoted blight producing conditions. They are: Buildings converted to uses for which they are not suited originally; not in harmony with the surrounding residential dwellings; the lot is over-crowded with insufficient open spaces in relation to the uses; and mixed non-conforming uses attract similar hybrid and out of character uses. Present status allows reasonable use of the land.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson and Bretz—6.

Nays: Manz, Reynolds—2.

Z-96-64

Motion by Campbell, seconded by Houston that the petition by George W. Taylor to rezone the property at 717 and 719 W.

Allegan Street from "D-M" multiple dwelling to "D" apartment district be tabled for 30 days.

Motion carried by unanimous vote.

Z-99-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Lee Halstead to rezone the property at 4207 Alpha Street from "A" one family to "J" parking be granted, except the West 25 ft. of Lot 61 remain in "A" one family.

Screening to be provided along the North and East line of the "J" parking area of Lot 61, also along the North line of Lot 71 except for the established residential setback line on Devonshire Ave. and to consist of one of the following:

A dense evergreen planting with a mature height of 5 ft. 6 in.

A decorative masonry wall 5 ft. 6 in. high;

A chain link type fence with interwoven redwood slats.

Also, low evergreen plantings be provided along the "J" parking frontage on Alpha Street and Devonshire Avenue except at ingress and egress points.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-100-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Paul V. Spagnuolo to rezone the property in the 1200 Block Ferley and 5200 Block of S. Logan Street described as:

Lots 13 and 14 of Supervisors Plat of Blazer Subdivision a part of the Northeast quarter of Section 5, T3N, R2W, Delhi Township Ingham County, Michigan and Lots 45 and 46 of Supervisors's Plat of Prosperity Farms, a subdivision of a part of the Northeast quarter of Section 5, T3N, R2W, Delhi Township, Ingham County Michigan

from "A" one family to "G-2" wholesale district be denied and that

Commencing at the S.W. corner of Lot 14, Supervisors Plat of Blazer Subdivision thence N.E. to the N.E. corner of Lot 13, thence West 150 ft. to the N.W. corner of Lot 14, thence S. along the West line of Lot 14 to beginning, and the North 26.7 feet of

Lot 46, Supervisors Plat of Prosperity Farms, along the Easterly 40 ft. of Lots 45 and 46, Supervisors Plat of Prosperity Farms lying parallel to the West right-of-way of Logan Street (M-99)

be rezoned from "A" one family to "J" parking

and the balance of Lots 13, 14, 45 and 46

be rezoned from "A" one family to "F" commercial.

Screening to consist of a 5 ft. redwood or cedar louvered fence with board running perpendicular to the ground or a 5 ft. cyclone type fence with interwoven redwood slats or a 5 ft. chain link type fence with evergreen plantings along the boundary of the "J" parking area where it abuts residential, with the exception of the established building setback along Ferley and Logan Street.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-101-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Albert Z. Breen to rezone the property in the 5000 block of South Pennsylvania described as:

Lots 33 and 34 Pleasant Ridge Plat

from "A" one family to "F" commercial district be denied.

Encroachment of commercial development into the residential area would weaken the residential stability and introduce strip commercial development in this area of Pennsylvania Avenue and interior blocks. The Master Land Use Plan indicates this as residential. Vehicles attempting ingress and egress to this site would be hazardous to the fast moving traffic on Pennsylvania Avenue.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-102-64 and Z-103-64

Motion by Campbell, seconded by Houston that the petition by J. C. Walters to rezone the property at 108-116 S. Sycamore from "D-M" multiple housing to "D-1" professional office be tabled for thirty days.

Motion carried unanimously.

Z-104-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by the Michigan Conference of the Evangelical United Brethren Church to rezone a parcel at 4301 S. Waverly Road from "J" parking and "A" one family to "B" one family and "J" parking district be granted as filed:

The East 100 ft. of the property described as: The West 637.62 ft. of the North 257.4 ft. of the West fractional  $\frac{1}{2}$  of the S.W. Fract.  $\frac{1}{4}$  of Section 31, City of Lansing, Ingham County, Michigan

be rezoned from "A" one family to "J" parking.

The East 100 ft. and the South 207.4 ft. of the West 392 ft. of the North 232.4 ft. of the above described property

be rezoned from "J" parking to "B" one family.

Screening to consist of low evergreen plantings or ornamental masonry wall (3 feet high) along the North and South property lines from the West property line East 260 feet, and a steel mesh cyclone type fence (3 feet high) with evergreen plantings or a 3 foot high ornamental masonry wall around the perimeter of the remaining "J" parking district.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

Z-105-64

Motion by Campbell, seconded by Reynolds that the petition by Paul Pasichnyk to rezone the property in the 2400 Block of York Street described as:

A strip of land 9 rods in width, except the West 811.5 ft. thereof off the south end of the north 30 acres of the South 60 acres of the W. fractional  $\frac{1}{2}$  of the northwest  $\frac{1}{4}$  of Section 30, T4N, R2W, Ingham County, Michigan

from "A" one family to Community Unit Plan be tabled for 30 days.

Motion carried unanimously.

#### STREETS COMMITTEE

ROW-7-64

Motion by Houston, seconded by Reynolds that the Grand River Access Road extending Northeast across the Beltline Railroad tracks and thence West to connect with North Logan Street, thus providing access to industrial property on both sides of the track, be included in the Capital

Improvements Program for 1965-1971 and that the acquisition of the necessary right-of-way be authorized.

Mr. Manson recommended that the staff continue to contact the property owners that would be involved.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—8.

Nays: None.

SS-24-64

Motion by Houston, seconded by Reynolds that the request from Major Herbert K. Wolbert of the U. S. Army for permission to build a supply building and open storage area at the Northeast corner of Saginaw and Marshall streets be tentatively approved subject to the following:

1. That all site improvement plans be submitted to the City Council and the Planning Board for approval as per Section 36-42 of the Zoning Code.
2. Any buildings proposed be of such design as to not be in conflict with the proposed Greek Orthodox Church.
3. Any open storage uses or parking areas be shielded from view with appropriate screening.

The Board further recommends that the East 99.6 ft. of Section 10 unplatted lands between Saginaw St. and Grand River Avenue be acquired for street purposes.

Motion carried by the following vote:

Yeas: Campbell, Houston, Ingersoll, Manson, Manz, Reynolds and Bretz—7.

Nays: Fink—1.

#### BUILDING AND PROPERTIES

Vice-Chairman Manson assumed the chair to allow Chairman Fink to participate.

BP-13-64

Motion by Fink, seconded by Campbell that the request from Delbert and Myrtle Barnhart asking for permission to divide a piece of property, Lot 2 of Robinsons Acres Subdivision, on the N.E. corner of Aurelius and Wasbash Road so that they may dispose of same to prospective buyers be tabled for thirty days.

Motion carried unanimously.

Mr. Fink assumed the chair.

Motion by Campbell, seconded by Houston that the Secretary contact Mr. Norman Bowman of Royal Oak on a decision on commercial development across from an

existing shopping center. It was also moved that the staff consult with the City Attorney for legal aspects and the Zoning Committee will contact City Council for their thinking.

Motion carried unanimously.

### URBAN RENEWAL

Mr. Reynolds presented a report on the Redevelopment Project No. 1 and suggested that copies of the report should be forwarded to the Urban Renewal Board.

Motion by Mr. Houston, seconded by Mr. Reynolds that the corrected report be forwarded to the Urban Renewal Board. A copy of this report is on file in the Planning Department office.

### ORDINANCE COMMITTEE

Mr. Ingersoll had no report.

### CAPITAL IMPROVEMENTS

Mr. Manson made the suggestion that this year a limit be made on the number of items referred to Council, and the items be put on a priority basis. Documents should be ready for an analysis by the Council, using one sheet for each year. For next year there should be greater documentation.

Mr. Reynolds explained the procedure used last year.

Some discussion was held on how the procedures could be improved.

### EXECUTIVE COMMITTEE

Mr. Manson read a letter he had written to Mr. Fink, Chairman of the Board in regard to supporting the Community College concept.

Motion by Manson, seconded by Campbell that the following resolution be sent to the Community College:

WHEREAS, the concept of the Community College has become an integral part of the educational system of the public schools, the citizens committee recommends that the Community College now be established on a regional basis. The Planning Board supports this recommendation.

Motion carried unanimously.

### PLANNING DIRECTOR'S REPORT

The Planning Director reported that a Planning Technician IV position was open but that qualified applicants were hard to find because of the salary offered.

Mr. Fink reported that a meeting with the Central Business District group had been scheduled for Friday, November 20th, at 3:30 P.M. in the Planning Department office.

The second monthly meeting is set as a Dutch Treat dinner from 6:00 to 8:30 P.M. on Wednesday, November 25th.

### OTHER COMMUNICATIONS

Z-62-64 and Z-63-64

Mr. Richard First, 2630 LaSalle Blvd. spoke in opposition to the rezoning of the property in the 100 and 200 blocks of LaSalle Blvd. described as:

Lots 35 and 36 Midway Subdivision of a part of S.E.  $\frac{1}{4}$  of N.W.  $\frac{1}{4}$  of Section 14, T4N, R2W, Lansing Township, Ingham County, Michigan now City of Lansing

from "J" parking to "D-1" professional office district and

Lot 157, Midway Subdivision No. 3 a subdivision of a part of the E.  $\frac{1}{2}$  of N.W.  $\frac{1}{4}$  T4N, R2W, Township of Lansing, Ingham County, Michigan now City of Lansing

from "A" one family residence to "J" parking and stated that he felt that the present zoning should remain. There is high property value in this area. This subdivision is close to the downtown area. There is presently a petition before Council to purchase adjoining property for a park. He further advised he could see no need for the rezoning, as there was property available to the owners in the right classification. If this were granted, there would be no buffers.

Matter was referred to the Zoning Committee.

### NEW BUSINESS

It was moved by Houston, seconded by Ingersoll that the following resolution concerning the City Market be adopted, the object of the study is to best determine what role the market should place in the future of the core city.

BE IT RESOLVED that a study be undertaken within the next few months. The basis for this motion is founded on:

1. The congested traffic conditions in the area round the present structure.
2. Its proximity to future major highways on which traffic will increase.
3. Its proximity to flood plain of the Grand River and blighted buildings hereby.
4. The relationship of the City Market in relation to the population of the city.
5. The relation of the City Market to retail producers.

Motion carried unanimously.

Meeting adjourned at 11:20 P.M.

RAYMOND C. GUERNSEY,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Special Meeting, November 25, 1964

Meeting called to order by Chairman Russell Fink at 6:00 P.M.

Present were: Messrs. Campbell, Fink, Houston, Ingersoll, Manson, Manz, Reynolds and Mrs. Bretz—8.

Absent: None.

The Planning Director presented slides of the Canton and Cleveland trip which viewed various redevelopment projects.

General discussion on department personnel staffing was held. Present vacancies and additional personnel needs were given particular attention.

Matter was referred to the Planning Director to forward Board requests by December 1, 1964 to City Council Personnel Committee.

Discussion concerning the revision of the Subdivision Regulations involving the posting of bonds for installation of required improvements was held.

Matter was referred to the Ordinance Committee.

General approach of budget submittal to the City Council was discussed. Inclusion of a work program and annual report were analyzed.

The method of approach on finalizing the core area study and corralation with various interested groups throughout the area of study were discussed.

The overall approach on the Capital Improvements Program for the 1965-1966 was discussed. Board agreed with the Director, on the appointment of a technical committee for the general guidance in preparation of the Capital Improvements Program.

The need to take immediate steps on the reservation of the right-of-way for the future 127 was discussed.

Matter was referred to the Streets Committee.

Meeting adjourned at 9:00 P.M.

RAYMOND C. GUERNSEY,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Special Meeting, December 29, 1964

The Lansing Planning Board in special session on Tuesday evening considered a resolution by John W. Houston, Sr., Streets Committee Chairman, recommending the adoption by City Council of a Mapped Improvements Ordinance. The purpose of which would be the establishment of future outline of streets, highways, parks, playgrounds and other public grounds which the city intends to acquire in the future.

The specific item in consideration in the proposed ordinance is the reservation of land for the extension of Interstate 127 North of Kalamazoo Street. The proposed ordinance would define the outline of the 127 right-of-way.

The Board unanimously recommended to City Council that this ordinance be considered for adoption.

In other action, the Planning Board recommended an amendment to the existing zoning ordinance in Lansing which would prohibit the parking of automobiles in front

yards on other than normal driveway areas. Also, included in the recommendation are the elimination of the offices of a physician, osteopath, chiropractor, chiropodist, optometrist, and dentist from the multiple family residential zones of the City.

Other business on the Planning Board's agenda last evening included a hearing on a Community Unit Plan at 717-719 W. Allegan St. The Board also forwarded a recommendation to City Council that a request for "D" zoning at 701-707 W. Washtenaw and 314 S. Sycamore be denied and that the applicant consider the development of a Community Unit Plan on the subject site.

The Board's meeting adjourned at 9:20 P.M.

RAYMOND C. GUERNSEY,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Proceedings. December 9, 1964

7:30 P.M.

Court Room No. 1

City Hall

Meeting was called to order at 7:30 P.M. by Chairman Russell Fink.

Present were: Messrs. Campbell, Fink, Ingersoll, Manz, Reynolds and Mrs. Bretz—6.

Absent were: Messrs. Houston and Manson—2.

### HEARINGS

Z-122-64

Mrs. Dorothy Wildt of the V. M. Curry Realty Co. appeared in behalf of the petition by Paul Grammatico to rezone the property at 1004 W. Allegan Street from "C" two family to "D-M" multiple family district and stated that the house on the property is about 80 years old and is obsolete. They would like to tear down the old building and put up a four unit apartment.

Matter was referred to the Zoning Committee.

Z-123-64

Mr. Thomas Dee appeared in behalf of the petition to rezone the property at 3145 S. Cedar Street from "J" parking and "F" commercial to "F" commercial and stated that they intend to erect a 4 bay car wash building 26 x 72 ft. leaving the balance of the property for parking. At present the south 68 ft. of the property is zoned commercial and the North 47 ft. is zoned for parking. To construct the new building they will need 6 ft. of the parking area.

Matter was referred to the Zoning Committee.

Z-124-64

A letter had been received from a Mr. F. A. Neumann of the First Christian Re-

formed Church to table the petition until further notice on the rezoning of the property at 3526 Forest Rd. from "A" one family residence to "B" one family residence district.

Motion by Mr. Campbell, seconded by Mr. Reynolds that the matter be tabled indefinitely.

Motion carried unanimously.

Z-125-64

A letter referred by City Council, had been received from Mr. Alex Spitzley to withdraw his petition to rezone property at 212 N. Magnolia Street from "B" one family to "C" two family. The letter was placed on file.

Z-126-64

Mr. Robert Ovenhouse representing his father-in-law, Mr. Theodore Zabrodsky, appeared in behalf of the petition to rezone the property at 3520 N. Turner Street from "A" one family to "F" commercial. Mr. Ovenhouse stated that the present building is non-conforming. They want to erect a new basement and move existing building over and possibly sell the property.

Matter was referred to the Zoning Committee.

Z-127-64

No one appeared in behalf of the petition to rezone the property at 5716 S. Cedar Street, from "A" one family to "H" light industrial district.

Matter was referred to the Zoning Committee.

Z-128-64

Mr. Frank Card appeared in behalf of the petition to rezone property at 403 and 407 Dunlap Street from "A" one family to "D-M" multiple dwelling district. Mr.

Card stated that he has two vacant lots on which he intends to put four family apartments of a construction similar to two duplexes put together.

Matter was referred to the Zoning Committee.

Z-129-64

Mr. C. F. Waldron representing McKay Lumber Company appeared in behalf of the petition to rezone the property at 2225 W. Saginaw St. from "H" light industrial and "J" parking to "I" heavy industrial and stated they intend to use this property for the manufacture of prefabricated homes. They are in the retail lumber business and this new venture will be related. They will have no heavy machinery involved, and do not believe the business would be a nuisance.

Mr. McKay advised that of the 87 foot, they would like 60 feet rezoned. Fisher Body owns 89 acres of land around them.

Matter was referred to the Zoning Committee.

Z-130-64

No one appeared in behalf of the petition to rezone the property at 2717 Hollywood Street from "J" parking to "F" commercial.

Matter was referred to the Zoning Committee.

Z-131-64

Mr. Walter Estes, Attorney for Mr. Jack Dunn, appeared in behalf of the petition to rezone the property at 907-913 N. Larch St. and 530 Ash Street, from "C" two family to "H" light industrial district, and advised that this site was picked for its location because of the one way traffic on both Cedar and Larch Streets, and feel that it would be proper use for this site. He stated that he did not feel that the grade would have any bearing on using this for a filling station. This would be a service station and they have no plans for bumping or repairing. They have not contacted the State Highway on curb cuts, but intend to do so.

Matter was referred to the Zoning Committee.

Z-132-64

No one appeared in behalf of the petition to rezone the property at 1535 Lyons Street from "C" two family to "D-M" multiple dwelling district.

Matter was referred to the Zoning Committee.

Z-13-64

Mr. Russell Koch, realtor, representing Yunker Memorials, appeared in behalf of the petition to rezone the property at 1116 E. Mt. Hope Avenue from "A" one family to "F" commercial and advised that this company had been in business since 1917. The homestead on the property is to be torn down. On street parking is limited, however, they will provide parking on the property.

Z-134-64

Mr. Norman Blake appeared in behalf of the petition to rezone the property at 1122 W. Ottawa Street from "B" one family to "D" apartment district and presented a survey of indicating off street parking, therefore the proposed conversion would not congest the adjacent one way street. They propose three apartments in a full two story structure.

Matter was referred to the Zoning Committee.

Z-135-64 and Z-136-64

Mr. Frank Michele representing Lurea Builders appeared in behalf of the petitions to rezone the property at Sheffield Blvd. (N. Side between Waverly and Bay View Drive) described as:

Part of the N.E.  $\frac{1}{4}$  of Section 36, T4N, R3W, City of Lansing, Eaton County Michigan, beginning at the N.W. corner of Lot 149 of River's Edge Subdivision, running thence N.  $0^{\circ} 07'$  E. 1077.0 feet parallel with the East section line to a point 50 feet South of the North section line, thence S.  $89^{\circ} 37' 30''$  W. 459.57 feet parallel with North line of said Section 36, thence S.  $0^{\circ} 07' 10''$  W. 752.15 feet to a point of curvature, thence Southerly 93.47 feet on the arc of a 208.1 foot radius curve to the left of the most Westerly corner of Lot 155 of Rivers Edge Subdivision, thence S.  $26^{\circ} 37' 10''$  E. 300.0 feet to the most Southerly corner of Lot 154 of said Plat, thence on Lot line N.  $64^{\circ} 22' 50''$  E. 85.0 feet, thence S.  $25^{\circ} 37' 10''$  E. 15.0 feet, thence N.  $79^{\circ} 06' 10''$  E. 82.48 feet; thence S.  $89^{\circ} 54' 40''$  E. 144.57 feet to the point of beginning.

from "A" one family to "D-M" multiple dwelling district and Sheffield Blvd. (N. side between Waverly and Bay View Drive) described as:

That part of the N.E.  $\frac{1}{4}$  of Section 36, T4N, R3W, City of Lansing, Eaton County, Michigan, beginning on the

section line at a point 50 feet S. 0° 07' W. from the N.E. corner of said Section 36, running thence S. 0° 07' W. 1079.3 feet on the section line, thence S. 89° 54' 40" W. 455.43 feet on the North line of River's Edge Subdivision, thence N. 0° 07' E. 1077.0 feet parallel with East section line, thence N. 89° 37' 30" E. 455.43 feet parallel with North section line to the point of beginning.

from "A" one family to "F" commercial, and stated that the multiple family apartments were to be in conjunction with the housing in the subdivision. The commercial is for a shopping center at a later date.

Mrs. George Taylor 3425 S. Waverly advised that Delta Township Board had OK'd a shopping center on Waverly at Holmes on November 17th, and she does not see the need for this one when the one on the north-west corner has already been approved.

Matter was referred to the Zoning Committee.

#### Z-137-64

Mr. James Walter appeared in behalf of the petition to rezone the property at 220 N. Chestnut Street from "D-M" multiple dwelling to "D" apartment district and stated that he plans on developing this property for better utilization of the land. The apartment is to be 14 to 16 units, two stories high.

Matter was referred to the Zoning Committee.

#### Z-138-64

No one appeared in behalf of the petition to rezone the property at 3827 Delta River Drive from "A" one family to "B" one family residence district.

Matter was referred to the Zoning Committee.

#### Z-139-64

Mr. William VanDuser appeared in behalf of the petition to rezone the property at 522 W. Kalamazoo Street from "D-M" multiple dwelling to "D-1" professional office district and stated that the property is about 66 x 132 with a total of nearly 8,000 sq. ft., and he is getting an option on 49.5 x 32 of property to the East to add to the property. Mr. Van Duser and Mr. Neuchterlein are joint owners of the property on which there are now eight units which they hope to increase to fifteen units. They also intend to put Mr. Van Duser's law office and Mr. Neuchterlein's architect office in the building. The set

back is 26 feet. Buildings on lots on the rear are close to the line.

Matter was referred to the Zoning Committee.

#### Z-140-64

A letter had been received on December 3rd advising that the petitioner wished to withdraw his petition to rezone the property of 609 W. Shawassee from "A" one family to "C" two family.

#### Z-141-64

Mr. Joseph Pentecost appeared in behalf of the petition to rezone the property at 1940 N. Larch Street from "C" two family to "F" commercial and stated that he had agreed to purchase this property subject to the rezoning. Mr. Morden of Morden Oil Company stated the property was legal non conforming for a number of years. They desire to use Lots 11 and 12 for a restaurant. A copy of the construction plans was submitted to the Board, and a copy of the site plans will be submitted to the staff in about ten days.

Mr. Leo Manner owns Lots 13 and 14 to the East of this site and he stated he had no objections to the rezoning.

Matter was referred to the Zoning Committee.

#### Z-142-64

Reverend Prentice Peck appeared in behalf of the petition to rezone the property at 4301 S. Waverly Road from "A" one family to "J" parking to "J" parking and "B" one family, and presented a print of his plans. He told of the merging of the two churches and of their plans for the expansion of these facilities.

Matter was referred to the Zoning Committee.

Mr. John W. Houston, Sr. came in at 8:41 P.M.

#### Z-143-64

Mr. Richard Geisenhaver appeared in behalf of the petition to rezone the property in the 2500 Block of Pleasant Grove Road described as:

Beginning on the E. Section line 309 ft. North of the E.  $\frac{1}{4}$  Corner of Section 30, T4N, R2W, City of Lansing, Ingham Co., Mich., thence North 219 ft. thence West 198 ft., thence North 115.5

ft., thence West 132 ft. to the East line of Hampden Drive thence South along the E. Line of said Drive 334.5 ft. to the North line of the plat of Eaton Downs No. 2, thence East along said N. plat line 330 ft. to the point of beginning.

to a Community Unit Plan and advised that the site plans are due.

Motion by Mr. Campbell, seconded by Mr. Ingersoll that a public hearing be set up on this Community Unit Plan for Tuesday, December 29, 1964, 7:30 P.M. in Court Room No. 1 of City Hall.

Motion carried unanimously.

S-13-64

Mr. Herman Davidson appeared in behalf of the revision of the Holmes Acres subdivision and advised that he had asked for a rezoning first. He would like to put multi-family type duplex houses on the land and feels this will be an improvement. He intends to fill the land starting at Stabler Street and then work back. Three soil test borings have been made on the land and it was found unsuitable. On the suitable lots they will ask for rezoning.

Mr. Frank Rogers, 3418 Palmer stated that he had received a letter from the realtor stating that the selling price of the proposed homes would be \$24,000, and they would be 6 to 8 unit dwellings. He wondered if this was right or they would be all two family. Mr. Davidson advised that they were to be two family, and that the realtor had put the wrong information in the letter. A copy of the letter the realtor had written was read, the sketch they had attached, was explained. Mr. Rogers stated that he would object to any multiple dwellings. He stated further that the schools were built up on the assumption that the area was to be all single family dwellings.

Mrs. Kenneth Kimmell, 3522 Jewell advised that the traffic is heavy and would be opposed to multiple dwellings. She felt the south end was not suitable for duplexes.

Mrs. Virginia Edgett, 3418 Jewell questioned the soil condition and mentioned that the stadium and track at the school had sunk and if this happened to the buildings on this property it would depreciate their value.

Mrs. Clare Putt of 3519 Stabler had no objection to two family, but the area was unsuitable for apartment, and apartments would not be good for the neighborhood.

Matter was referred to the Streets Committee.

Mr. Reynolds left at 9:00 P.M.

S-14-64

Mr. Leonard Farber appeared in behalf of the revision of the Rivers Edge Subdivision and advised that they are basically following the overall scheme of Rivers Edge. The school and park site are indicated as well as the extension of Homes Rd. Arrangements have been made with the school board.

Mr. Edwin Brown, Senior Planner explained the sketch.

Matter was referred to the Streets Committee.

## RECESS

Recess was held from 9:05 to 10:00 P.M.

## APPROVAL OF MINUTES

Motion by Mr. Houston, seconded by Mrs. Bretz that the minutes of October 29, November 7 and November 10 be approved as read.

Motion carried unanimously.

## REPORTS

### ZONING COMMITTEE

Z-19-64

A letter from Mr. Thomas Sinas, Attorney, had been received and at his request, action on this petition to rezone the property in the 5100 Block of N. Grand River Avenue described as:

The West 533 feet of East 847.5 feet of that part of the North 80 Rods of the W.  $\frac{1}{2}$  of N.W. Fractional  $\frac{1}{4}$  of Section 6, T4N, R2W, lying South of Center line of Grand River Avenue (U.S. 16) formerly Lansing, Township, now City of Lansing

from "A" one family to "F" commercial and "J" parking district was postponed indefinitely.

Z-62-64 and Z-63-64

A letter was referred from City Council requesting that the petitions to rezone the property in the 100 Block of LaSalle Blvd. described as:

Lots, 35 and 36 Midway Subd. of a part of S.E.  $\frac{1}{4}$  of N.W.  $\frac{1}{4}$  of Section 14, T4N, R2W, Lansing Township, Ingham County, Michigan, now City of Lansing

from "J" parking to "D-1" professional office district, and the West side of LaSalle Blvd. About No. 127 described as:

Lot 157, Midway Subdivision No. 3.  
A subdivision of a part of the E.  $\frac{1}{2}$   
of N.W.  $\frac{1}{4}$ , T4N, R2W, Township of  
Lansing, Ingham County, Michigan,  
now City of Lansing

from "A" one family residence and "J" parking district be withdrawn.

Z-91-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Elizabeth E. Webster, Trustee for Francis J. Corr, et al to rezone parcels in the Frandor Shopping Center described as:

The part of the Northeast  $\frac{1}{4}$  of Section 14, T4N, R2W, City of Lansing, Ingham County, Michigan, beginning on the South line of Saginaw Street 80 feet wide at its intersection with the East line of Clippert Street 66 feet wide, running thence Southerly 310 feet on the East line of Clippert St. thence Easterly 395 feet parallel with Saginaw Street to the West line of Frandor Avenue 50 feet wide, thence Northerly 310 feet on the Westerly line of Frandor Avenue to the South line of Saginaw St. at a point 372 feet Easterly of the point of beginning, thence to the point of beginning.

That part of the Northeast  $\frac{1}{4}$  of Section 14, T4N, R2W, City of Lansing, Ingham County, Michigan, commencing at a point on the East line of Clippert Street 850.0 feet North of the North line of Michigan Avenue; thence S. 89° 50' E. 400 feet; thence North along the West line of Frandor Avenue 250 feet; thence West 400 feet; thence South to point of beginning.

from "J" parking to "F" commercial be denied without prejudice. The petition subject to additional study on the following conditions:

1. It is indicated that traffic will be increased  $\frac{1}{3}$  to  $\frac{1}{2}$  with the opening of the U.S. 127 new highway facility.
2. Projected increase will put excessive demand on existing local streets.
3. Contemplated commercial expansion will compound the parking and traffic handling problems in the area.
4. Projected interchange to be located somewhere between Michigan Ave. and Saginaw Street would require improved ingress and egress for Frandor Shopping Center.
5. Designed characteristics of projected free-way ramps have not been solidified nor delineated in relation to adequate

accessible land area within and without the shopping center.

6. Currently deacceleration and acceleration lanes are urgently needed to facilitate present traffic loads within the periphery of the shopping center.
7. Without indicated acceleration and deacceleration lanes traffic loads resulting from the freeway could create extreme safety hazards for life and property.
8. The impact of the requested rezoning would be harmful to the primary source of the city tax revenue and to the general welfare of the community.

Motion failed by the following vote:

Yeas: Campbell, Fink, Ingersoll, Manz, Bretz—5.

Nays: None.

Abstain: Houston—1.

Z-96-64

Motion by Campbell, seconded by Ingersoll that the Board hold a public hearing Tuesday, December 29, 1964 at 7:30 P.M. on property at 717 and 719 W. Allegan for a Community Unit Plan.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Bretz—6.

Nays: None.

Z-91-64

Motion by Campbell, seconded by Ingersoll that at the request of Mr. Houston, he be allowed to reconsider his abstain vote.

Motion carried unanimously.

Motion by Mr. Campbell, seconded by Ingersoll that the previous motion and vote for the decision in this zoning case be rescinded.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Bretz—6.

Nays: None.

Motion by Houston, seconded by Manz that the Board recommend to City Council that the petition by Francis J. Corr to rezone the property in Frandor Shopping Center from "J" parking to "F" commercial be denied without prejudice.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Bretz—6.

Nays: None.

Z-102-64, 103-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by J. C. Walters, John S. and Henrietta M. Davis, and Milo and Edrie Findsen to rezone the properties at 108 and 116 S. Sycamore from "D-M" multiple dwelling to "D-1" professional office district be denied.

There are a variety of areas available for this type of activity elsewhere in the downtown core. The "D-1" rezonings that have occurred in the area are primarily spot zonings and are unrelated to any comprehensive plan.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Bretz—6.

Nays: None.

Z-105-64

Motion by Campbell, seconded by Houston that the petition by Paul Pasichnyk to rezone the property in the 2400 block York Street from "A" one family to Community Unit Plan be tabled for thirty days.

Motion carried unanimously.

Z-107-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Robert T. Wadsworth to rezone a parcel at 4805 N. Grand River from "A" one family residence to "F" commercial district be denied as filed and that

The North 70 ft., the East 20 ft., the South 10 ft. and the West 15 ft. of the property being part of Westmont Subd.

be rezoned from "A" one family to "J" parking and the balance of the property be rezoned from "A" one family to "E" apartment shop.

The present horizontal board fence be maintained on the West and South property lines, and if removed, be replaced with a redwood or cedar louvered fence 5 ft. in height with boards running perpendicular to the ground, or a chain link fence 3 ft. high with dense evergreens having a mature height of 5 ft.

Property is exposed to Grand River Ave., a major street. The non-conforming status of this property limits the improvements, and building additions that might be anticipated. The property owner will be required to improve the "J" parking area and maintain the screening to the residential area south and west, thus improving the property.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Bretz—6.

Nays: None.

Z-108-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by George Swart and Harvey Wilcos to rezone a parcel at 5700 Aurelius Road from "A" one family residential to "H" light industrial district be denied as filed and that the

East 67 ft.

be rezoned from "A" one family to "J" parking and the balance of the property be rezoned "A" one family to "H" light industrial.

This will be in conformance with other light industrial zoning in the area.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Bretz—6.

Nays: None.

Z-109-64

Motion by Campbell, seconded by Ingersoll that the Planning Board's recommendation to rezone the property at the Northeast corner of Logan and Holmes Road described as:

That part of S.E.  $\frac{1}{4}$  of S.E.  $\frac{1}{4}$  Section 29, lying W. of Washington Ave., except commence at int'n E'ly line S. Logan St. and E. and W.  $\frac{1}{4}$  line of S.E.  $\frac{1}{4}$ , thence E. 936.2 ft., S. 245 ft., W. 515 ft., S. 5 ft., W. to E. line S. Logan St., N. to beginning; Section 29, T4N, R2W

Commencing at int'n. line Section 28 and S. line Logancrest Subd., thence E. along S. line Logancrest Subd., to W'ly line S. Washington Ave., S.W'ly along said W'ly line S. Washington Ave. to W. line Section 28, N. to beginning; Section 28, T4N, R2W

from "F" commercial and "J" parking district "D-M" multiple dwelling district be tabled indefinitely.

Motion carried unanimously.

Z-111-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Gulf Oil Corporation to rezone a parcel at 4213 S. Cedar Street from "A" one family residence to "F" commercial district be denied as filed and that the property be zoned "E-2" drive-in except the East 40 ft. which is to be zoned "J" parking with screening to consist of one of the following along the East line of the "J" parking area except for a 25 ft. setback on Jessop St. and Cavanaugh Rd.:

A 5 ft. redwood or cedar louvered fence with boards running perpendicular to the ground.

A chain link type fence 5 ft. in height with interwoven redwood slats.

A chain link type fence 3 ft. in height with dense evergreen plantings of a mature height of 5 ft.

and low evergreen plantings be provided along the 25 ft. setback.

The property fronts on S. Cedar, a primary thoroughfare, carrying high volumes of traffic. The property owners are limited to the type of improvements or additions that can be made under the non-conforming status.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Bretz—6.

Nays: None.

Z-112-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Kaybee Pipe Line Co. and Naph-Sol Refining Co. to rezone a parcel at 2800 S. Cedar St. from "E-1" drive-in shop to "E-2" drive-in shop district be granted except the West 10 ft. be zoned "J" parking with screening along the West property line except for a 25 ft. setback on Willard St. Screening to consist of one of the following:

A redwood or cedar louvered fence 5 ft. in height with boards running perpendicular to the ground.

A 3 ft. chain link type fence with dense evergreen plantings of a mature height of 5 ft.

A cyclone type fence with interwoven redwood slats, and low evergreen plantings be provided along the 25 ft. setback.

This property lies within the strip commercial development along South Cedar St. a major thoroughfare. The property owner is limited on the improvements that can be

made on the site under the non-conforming status.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Bretz—6.

Nays: None.

Z-113-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by William M. Matthews to rezone a parcel at 507 N. Fairview from "B" one family to "D" apartment district be denied.

Rezoning would create a spot zone of high density out of character with the entire area. This request is contrary to Master Land Use Plan and the site does not have amenities or conditions that would warrant deviation from the plan.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Bretz—6.

Nays: None.

Z-114-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Virginia Spadafore to rezone a parcel in the 200 Block of S. Fairview described as:

Leslie Park Subd., Lots 223, 224, and 225

from "B" one family residence to "D" apartment district be denied.

Basic land use conditions have not changed. Petitioner's property is in mid-block surrounded by a neighborhood of single family homes. High density would create spot zoning and would be out of character with the surrounding area.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Bretz—6.

Nays: None.

Z-115-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by Wayne McGuire to rezone a parcel in the 4700 Block of N. Grand River Avenue described as:

Entire of Lots 7, 8 and 192, Plat of Westmont Subdivision, part of Sec-

tion 6, T4N, R2W, Township (now City) of Lansing

from "A" one family residence to "G-2" wholesale or "H" light industrial district be denied as filed and that

Lot 7 and 8

be rezoned "F" commercial and that

Lot 192

be zoned "J" parking except for a 25 ft. setback on Young Ave.

Screening along the South line of the "J" parking to consist of one of the following:

A redwood or cedar louvered fence 5 ft. in height with boards running perpendicular to the ground.

A 3 ft. chain link type fence with dense evergreen plantings of a mature height of 5 ft.

A cyclone type fence with interwoven redwood slats.

and low evergreen plantings be provided along the 25 ft. setback.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Bretz—6.

Nays: None.

Z-116-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Noel Maxom to rezone a parcel in the 3600 Block of S. Logan described as:

Southerly 100 ft. of the vacant parcel at the S.W. corner of Warwick and S. Logan, said parcel having a frontage on S. Logan of approximately 358 ft.

from "F" commercial and "J" parking to "H" light industrial district be denied.

The petitioner was granted a variance by the Board of Zoning Appeals November 12, 1964 that permitted the installation of a muffler shop.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Bretz—6.

Nays: None.

Z-117-64

Motion by Campbell, seconded by Houston that the petition by John W. Mercer, Jr. to rezone property at the Northwest

Corner of Pleasant Grove and Reo Roads described as:

South 30 acres of the Northeast ¼ of Southeast ¼ of Section 31, except a parcel 495 ft. North and South by 190 ft. east and west in the Southwest corner thereof, Section 31, T4N, R2W, City of Lansing, Ingham County, Michigan

be tabled for thirty days.

Motion carried unanimously.

Z-118-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Ralph and Maurice Farhat to rezone a parcel at 828 S. Butler Blvd. from "C" two family to "I" heavy industrial district be denied.

Master Plan projections are for larger spacious sites to permit, landscaping, adequate parking, and adequate space buffer to ameliorate any possible noxious effect generated by industry.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Bretz—6.

Nays: None.

Z-119-64

Motion by Campbell, seconded by Houston that the petition by Vernon J. Andrews to rezone property at 426 W. Ottawa St. from "D-M" multiple to "D-1" professional be tabled for thirty days.

Motion carried unanimously.

Z-120-64

Motion by Campbell, seconded by Ingersoll that the petition by Harold M. Davis, Inc. to rezone property at 701 and 707 W. Washtenaw and 314 S. Sycamore from "D-M" multiple to "D" apartment be tabled for thirty days.

Motion carried unanimously.

Z-120-64

Motion by Campbell, seconded by Ingersoll that the rules of procedure be suspended so that Mr. Harold Davis might speak in behalf of his petition.

Motion carried by the following vote:

Yeas: Bretz, Campbell, Fink, Houston, Ingersoll and Manz—6.

Nays: None.

Mr. Davis stated that he was unable to attend the regular hearing because he was out of town. The property adjacent to this mentioned in the petition is on option which expires in January. The total of these properties would make one acre. His client would like to buy all the properties in a group and Mr. Davis felt that the tabling would make him lose his options, and therefore possibly lose the sale. The anticipated structure would cost somewhere about one and a half million.

Motion by Mr. Campbell, seconded by Mr. Houston that the previous motion be rescinded.

Motion carried by the following vote:

Yeas: Bretz, Campbell, Fink, Houston, Ingersoll, and Manz—6.

Nays: None.

Motion by Mr. Campbell, seconded by Mr. Ingersoll that the petition be tabled until December 29, 1964.

Motion carried unanimously.

Z-121-64

Motion by Campbell, seconded by Ingersoll that the petition by Don C. and Bette I. Morton and James R. Davis to rezone property in the 800 Block of Louisa and 800 Block Fred Streets from "A" one family to "C" two family be tabled for 30 days.

Motion carried unanimously.

Z-121-64

Motion by Mr. Campbell, seconded by Mr. Ingersoll that the rules of procedure be suspended so that Mr. James Davis could be allowed to speak in behalf of his petition. Mr. Davis claimed he had not received a notice of the regular hearing.

Motion carried by the following vote:

Yeas: Bretz, Fink, Campbell, Ingersoll, Houston, and Manz—6.

Nays: None.

Mr. James Davis advised that his property is approximately the size of a square block which he is unable to develop as a subdivision as this would make the property too expensive for the surrounding area. The soil conditions are such that they may require pilings, which would make single family homes costs exorbitant. He felt that if the property were used for two family, using larger lots and buildings of

a better type, that this would be good land use. The property consists of 29 lots and one more can be acquired which is 60 x 148. Six lots are presently zoned for two family. The middle of the north side, Lots 87, 88, and 89 may not be usable for building because of the soil condition.

Z-124-64

Motion by Campbell, seconded by Ingersoll that the petition by Robert R. Dykman to rezone property at 3526 Forrest Road from "A" One family to "B" one family residence be tabled indefinitely or until further notice had been received from the petitioner.

Motion carried unanimously.

Resolution by Commissioner Campbell:

WHEREAS, the Lansing Planning Board has gone on record as favoring Industrial Development in the area bounded by Main, Townsend, Olds, and Logan Streets, and,

WHEREAS, the time consuming zoning process is costly in attorney fees and loss of time for the manufacturer concerned with any development in this area, and,

WHEREAS, the Planning Board feels it is beneficial and advantageous for the City as a whole to aid industrial expansion wherever possible,

THEREFORE BE IT RESOLVED, that the Planning Board recommends to the City Council that the block bounded by Main, Sycamore, Williams and Division Streets be rezoned from "C-2" family to "I" heavy industrial to aid and encourage the overall development in this area.

Motion by Mr. Campbell, seconded by Mr. Houston that the resolution be adopted.

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Bretz—6.

Nays: None.

Motion carried.

Motion by Mr. Houston, seconded by Mr. Campbell that a staff report be prepared and be presented at the December 29 meeting.

Motion carried unanimously.

The following resolution was made by Mr. Houston:

That the staff be directed to proceed with the Mapped Improvements Ordinance with the purpose to certify plats of precise portions showing the future outsidelines of

streets, ways, places, parks, playgrounds and other public grounds, and to regulate buildings, within such lines in order to accomplish a coordinated, adjusted and harmonious development of the municipality as provided under the provision of the State of Michigan, Act 222, Public Acts 1943 as amended.

Motion by Houston, seconded by Campbell that the resolution be adopted.

Motion carried unanimously.

### STREETS COMMITTEE

#### ROW-9-64

Motion by Houston, seconded by Manz that the Board recommend to City Council that after considering the letter from Harold M. Davis enclosing a Quit Claim deed for the westerly 20 feet of a vacant parcel at the Southwestern corner of S. Logan St. and Warwick St. that the deed not be accepted as this will not serve any useful purposes.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Bretz—6.

Nays: None.

Resolution by Mr. Houston: Re: School Board—Office Building

Recently the press reported that the Central Administration of the Lansing School Board had indicated that they would like to locate their proposed office building in the Everett High School area. Although we recognize that the Lansing School Board is a separate entity and certainly entitled to do whatever they want, planning or building wise, we, the Lansing Planning Board, would like to go on record encouraging the Lansing School Board to locate such a structure in the downtown area, possibly on the growing Capitol Complex Area.

Factors favoring such a move are:

1. Closeness to governmental services;
2. Good soil conditions;
3. Availability of utilities at a minimum construction cost;
4. Location to an improved highway pattern;
5. Coordination with other public agencies.

Motion by Mr. Houston, seconded by Mr. Campbell that the resolution be adopted and a copy of this resolution be sent to the Lansing Board of Education.

### BUILDINGS AND PROPERTIES

#### BP-13-64

Motion by Manz, seconded by Ingersoll that the Board recommend to City Council that after considering the letter from Delbert and Myrtle Barnhard asking permission to divide Lot 2 of Robinsons Acres Subdivision so they may dispose of same to prospective buyers, that the request be granted.

Motion carried by the following vote:

Yeas: Campbell, Fink, Houston, Ingersoll, Manz, Bretz—6.

Nays: None.

#### Smith Floral

Motion by Mr. Manz, seconded by Mrs. Bretz that the request from Smith Floral that the "J" parking requirements for plantings on the East line of their property at 1124 E. Mt. Hope Avenue be tabled until the staff have an opportunity to check the property again.

Motion carried unanimously.

### URBAN RENEWAL

No Report.

### ORDINANCE

Mr. Ingersoll reported that a meeting held last Sunday, December 6, 1964 following the authorization by City Council to enter into a contract with Vilican-Leman and Associates to edit a new zoning ordinance. A meeting with Vilican-Leman and Associates will be held on Tuesday, December 15 at 3:00 P.M. in the Planning Board office with Mr. Vilican for the purpose of establishing a sense of direction and develop working arrangements toward completing the zoning ordinance.

Mr. Ingersoll had received a memoranda from the director in regard to changing the present zoning ordinance in regard to "J" parking areas and the condition of cars parked on front lawns.

Matter was referred to the Ordinance Committee for recommendation back to the board at their December 29 meeting.

### CAPITAL IMPROVEMENTS

Mrs. Bretz had no report. The Planning Director related the individuals he had invited to act as a Technical Advisory Committee.

**FINANCE**

Mr. Guernsey advised that he would have a report on the budget standing next month.

**EXECUTIVE COMMITTEE**

Mr. Fink had no report.

**DIRECTORS REPORT**

The Director reported that some progress was being made on the work program. A request for personnel had been submitted to the Personnel Committee of City Council with a carbon copy to Mr. Bodwin of the Personnel Department.

Mr. Houston asked about the recent article in the paper concerning the approach to Michigan Avenue. He advised that he thought his committee should have a chance to look over this information before it will be considered and submitted to the news media.

**OTHER COMMUNICATIONS**

Z-16-64

Motion by Mr. Campbell, seconded by Mrs. Bretz that a letter be sent to Mr. Maguire in reply to his letter about the rezoning of his property at the corner of Mt. Hope and Pennsylvania, informing him that this matter is now in the hands of the City Council.

Z-69-64

A letter had been referred by City Council pertaining to the rezoning of the property at 1228 N. Washington Avenue. The letter was read and filed.

ROW-10-64

Motion by Campbell, seconded by Ingersoll that the extension of Dell Road be referred to the Street Committee.

The approved referral from City Council containing oral and written objections received at the Council hearings in regard to the rezoning of property at Stabler and Holmes Roads was referred to the Zoning Committee.

**NEW BUSINESS**

The letter from Mt. Hope Presbyterian Church was read. Motion by Mr. Houston, seconded by Mr. Fink that the letter be referred to the Human Relations Department. A letter is to be sent to the church advising them of this referral and information similar to that given to the League of Women Voters on the Community Renewal Program is to be included.

BP-14-64

Motion by Mr. Campbell, seconded by Mr. Houston that the referral from Parks Department in regard to the 61 acre tract North of Mt. Hope and SE of Potter Park be referred to the Buildings and Properties Committee. The Planning Director reported he had prepared a resolution as per the Master Plan.

Motion by Mr Campbell, seconded by Mr. Manz that the remainder of the agenda be taken up at the next regular meeting of the Board.

Motion carried unanimously.

Meeting adjourned at 12:00 midnight.

RAYMOND C. GUERNSEY,  
Secretary.

# OFFICIAL PROCEEDINGS OF PLANNING BOARD OF THE CITY OF LANSING

## Special Meeting, December 29, 1964

Court Room No. 1

City Hall

7:30 P.M.

Meeting called to order at 7:40 P.M. by  
Chairman Fink.

Present were: Messrs. Ingersoll, Manson,  
Fink, Houston, Campbell, Reynolds and Mrs.  
Bretz—7.

Absent was: Mr. Manson—1.

### HEARINGS

Mr. Manson arrived at 7:45 P.M.

Z-96-64

Mr. Donald V. Whipp, Jr., appeared in behalf of the petition for a community unit plan for the property at 717-719 W. Allegan Street and advised that his partner is Mr. William Britton of Williamston. The architect they have hired is Mr. Don Van Curler of Ann Arbor. They have an area of about 46,650 square feet. They intend to construct two buildings of a maximum height of 35 ft., one building containing 48 units will face Allegan and the smaller 12 unit building, will face Washtenaw. The 48 unit building will have 18 one bedroom, 18 two bedroom and 12 Studio type apartments on two levels. The lower level will have a living room, dining room, kitchen and half bath and using a metal stairway to the two bedrooms on the upper level. Balconies will be used wherever possible.

There will be a one way street entrance off Allegan and Washtenaw and a two-way street entrance from Sycamore. Parking will be between the buildings.

The buildings will be of contemporary style, of brick material and will have sliding glass doors on the balconies.

The 12 unit building will be a combination of one and two bedroom units. Tentative plans call for 10 one bedroom and 2 two bedroom apartments.

Tentative plans for the 48 unit call for 36 one bedroom and 12 two bedroom units.

The parking ratio is 1.25.

Mrs. Kenneth B. Knostman of 735 W. Allegan asked the price line or monthly rental of the units and was advised that the anticipated rental would be \$135.00 per month for one bedroom, and between \$135 and \$165 per month for two bedrooms depending on the construction costs.

Mr. Whipp remarked that he had received favorable comments from Mrs. Emory W. Mallory of 815 W. Allegan and from Mr. Robert A. Siegrist, Attorney with Rapaport, Siegrist and Miatech of 748 Westmoreland.

Mr. C. Bruce Keller, 208 S. Sycamore, advised that he thought this was a favorable type of development.

Mrs. Hilda Musselman stated that they will try to acquire more property, but it is not economically feasible at this time particularly in the Easterly direction, however, they may be able to go westerly.

Mr. Whipp commented that they would like to acquire additional property for a swimming pool which has been removed from their present plans.

No one appeared in protest of this Community Unit Plan.

Matter was referred to the Zoning Committee.

Z-143-64

A letter from the petitioner had been received in the Planning Department office on December 29th requesting that the petition for a Community Unit Plan for the property in the 2500 block of Pleasant Grove Ave. be postponed for a period of thirty to sixty days so that a revision of their plans can be made.

Motion by Campbell, seconded by Houston that the matter be tabled for a period of thirty to sixty days.

Motion carried unanimously.

Recess.

### BUSINESS SESSION REZONING COMMITTEE

Z-120-64

Motion by Campbell, seconded by Ingersoll that the Board recommend to City Council that the petition by Harold M. Davis, Inc. to rezone the property at 701 and 707 W. Washtenaw and 314 S. Sycamore from "D-M" multiple to "D" apartment district be denied and the developer be encouraged to acquire additional land and consider a Community Unit Plan.

Present zoning allows reasonable use of property. Existing zoning acts to prevent overcrowding of the land and congestion in the streets.

Motion carried by the following vote:

Yeas: Ingersoll, Manson, Manz, Fink, Houston, Campbell, Reynolds and Bretz—8.

Nays: None.

Z-161-64

Motion by Campbell, seconded by Houston that the Board recommend to City Council that the petition by General Motors Corporation to rezone property bounded by Main Street, Sycamore Street, William Street and Division Street described as:

Block 182, Original Plat of Lansing, Ingham County, Michigan, except the North 30 ft. of said Block also except the West 35 ft. of Lot 5, Block 182

from "C" two family to "I" heavy industrial district and the North 30 ft. of said block be rezoned from "C" two family to "J" parking be granted.

The Planning Board further recommends that the West 35 ft. of Lot 5 of Block 182 be rezoned from "C" two family to "I" heavy industrial district be granted.

Motion carried by the following vote:

Yeas: Ingersoll, Manz, Fink, Houston, Campbell, Bretz, Reynolds and Manson—8.

Nays: None.

### ORDINANCE COMMITTEE

Motion by Mr. Ingersoll, supported by Mr. Houston, that the following amendment to the present zoning ordinance be adopted:

The present rate of development within the city places stress on the maintenance of land development policies which should be retained to guide the development of the city, in particular the core area, in the best interest of the citizens of Lansing. It is, therefore, recommended that the existing zoning ordinance be amended as follows:

1. Sec. 36-21 (4). The office of a physician, osteopath, chiropractor, chiropract, optometrist, dentist.

be deleted from the "C" two family district. This amendment is based upon the need to improve the equity of the ordinance to treat all persons and professions alike to prevent the indiscriminate office uses in residential areas which should, in the long run in the best interest of the community, be preserved for residential use.

2. The following paragraphs be added where as indicated:

No vehicle shall be parked in the required front yard except upon regularly constructed driveway.

Sec. 36-43 (4)

Sec. 36-44 (4)

Sec. 36-45 (4)

The following paragraphs be added where indicated:

No vehicle shall be parked in the required front yard.

Sec. 36-25

Sec. 36-28

The following paragraph be added where indicated:

No vehicle shall be parked in the required front yard unless such yard areas be zoned "J" parking district.

Sec. 36-30

Sec. 36-33

Sec. 36-35

Present ordinance allows parking on the front yard of a residential area. This practice is blighting to a neighborhood area causing congestion and depreciation of property values.

Motion carried by the following vote:

Yeas: Ingersoll, Manson, Manz, Fink, Houston, Campbell, Bretz, Reynolds—8.

Nays: None.

### STREETS COMMITTEE

Motion by Mr. Houston, seconded by Mr. Manz, that the Board recommend to City Council that the Mapped Improvements Ordinance, a copy of which is on file in the Planning Department Office, be forwarded to the City Council with recommendation it be adopted.

Motion carried by the following vote:

Yeas: Ingersoll, Manz, Fink, Houston, Campbell, Bretz, Reynolds, Manson—8.

Nays: None.

Meeting adjourned at 9:30 p.m.

RAYMOND C. GUERNSEY,  
Secretary.